



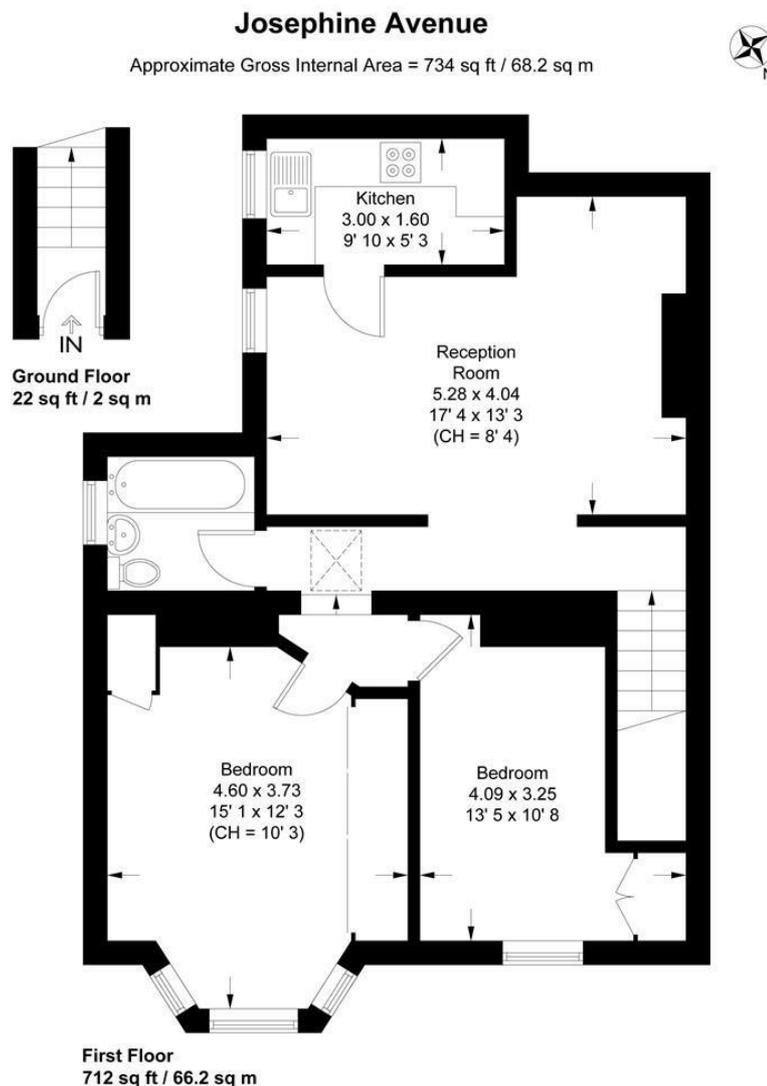
£1,900 PCM

- Two bedroom maisonette • First floor • Excellent location • Own front door • Leasehold covenants may apply • Residents' permit parking available on application (tbc)

Josephine Avenue | London, SW2



A two bedroom maisonette on one of Brixton's most popular roads off Brixton Hill. This first floor property has its own front door and features a good sized reception room with a modern kitchen off it, 2 double bedrooms, both with built-in wardrobes and a bathroom. The flat also benefits from double glazed windows. It is located moments from popular Brixton Hill Parade with its fantastic selection of bars & eateries (such as The Fish Lounge, Curry Paradise, the White Horse Pub, Pizza Brixton, Stir Coffee & Caf   on the Hill). Brixton town centre, which is home to Brixton Village, Ritzy Cinema, Brixton Academy and Pop Brixton as well as many more bars and shops is within 7-10 minutes' walk. Transport links include Brixton tube station, mainline station and numerous buses to the City and West End. Perfect for 2 professional sharers or a couple and available from early March as part furnished. Monthly rent: £1900. Deposit: £2192. Council tax band C (Lambeth). EPC=C.



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



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