



£2,950 PCM

- Spacious 3 bedroom conversion flat
- Split level
- 3 Double bedrooms
- Open plan kitchen/lounge
- Utility room
- Leasehold covenants may apply
- On street residents permit parking available on application (tbc)

A spacious split level 3 double bedroom conversion flat in Brixton's sought after conservation area. Comprising a good sized open plan kitchen/reception, 3 double bedrooms, large bathroom and utility room. Brixton tube station, Brixton Village and numerous bars and restaurants are within 20 minutes walk or a short bus ride. The flat retains many period features and will be available from end of February as part furnished. Monthly rent: £2950. Deposit: £3403. Council tax band E (Lambeth). EPC=E.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F	40	
(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		

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.