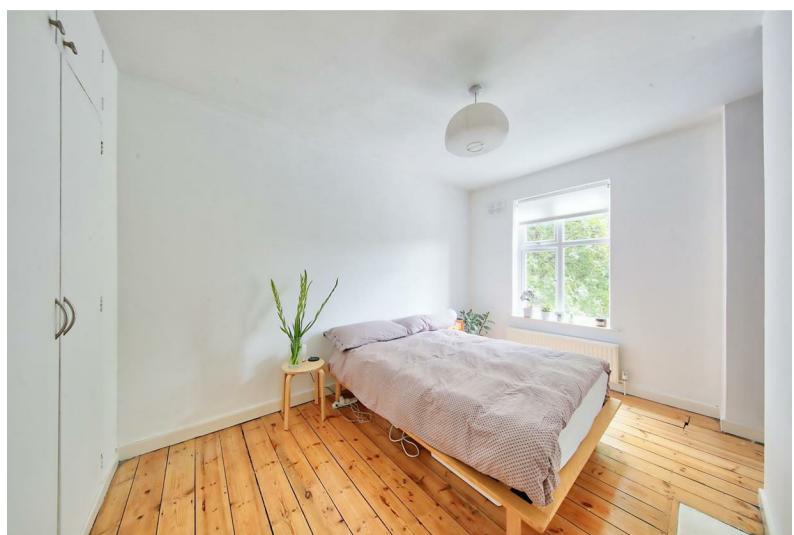


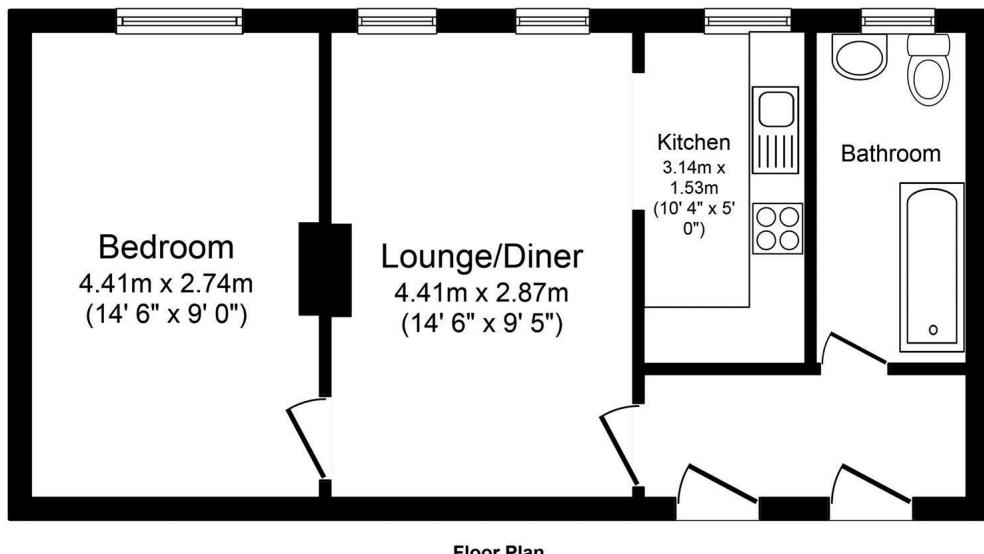
Effra Court | London, SW2



£1,600 PCM

- One bedroom apartment • Sought after building • Excellent location • Wooden floors • On street residents permit parking available on application (TBC) • Leasehold covenants may apply

Ideally located, a one bedroom apartment in this popular private 1930's mansion block moments from Brixton town centre. This second floor property features a good sized reception room with a small but modern kitchen off it. There is a double bedroom with ample built-in wardrobes and a modern bathroom. The property also benefits from wooden floors, double glazed windows and a well looked after communal garden. Ideally located within a few minutes' walk of Brixton town centre, which is home to Brixton Village, Ritzy Cinema and Brixton Academy as well as various bars and shops. Transport links include Victoria line tube station, mainline station and numerous buses to the City and West End. Perfect for a single professional or a couple and available from early December as unfurnished. Please note photos were taken prior to the current tenancy. Monthly rent is £1600. Deposit is £1846. EPC=C. Council tax band B (Lambeth).



Total floor area 39.0 sq. m. (420 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.
Plan created for Eden Harper Estate Agents.

Produced by www.keyagent.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.