

# Austin House | London, SW2



**£2,250 PCM**

- 2 bedroom apartment • Top floor • High standard • 10 mins from Brixton tube • Leasehold covenants may apply • On street residents permit parking available on application (TBC)

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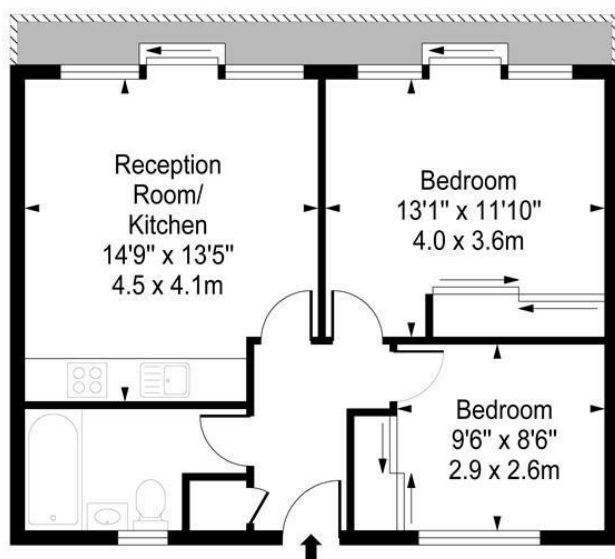
A stunning two double bedroom apartment within a popular and sought after development on the corner of Brixton Hill and Lambert Road. This top floor property is finished to a high standard and it is abundant with natural light. It features an open plan kitchen/reception with large floor-to-ceiling windows opening onto a small narrow balcony. There are 2 double bedrooms (one currently set up as a second reception/working from home space) and a modern bathroom.

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 and Cafe 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 immediately.

Monthly rent: £2250. Deposit: £2596.

Lambeth Band D

**Austin House,  
Lambert Road,  
Brixton, SW2 5BQ**



Third Floor

Approx Gross Internal Area **550 Sq Ft - 51.1 Sq M**

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