



Effra Court | Brixton, SW2



A stunning one bedroom apartment in this sought after and well cared for 1930's development a stone's throw from Brixton town centre. This top floor property is located at the rear of the building and offers lovely uninterrupted views. In our opinion, this is one of the nicest flats within the entire building.

It features an open plan kitchen/reception, fitted storage in both the living room and entrance hallway, a double bedroom with custom built-in wardrobes and a pretty en-suite bathroom. The property comes with double glazed windows throughout and there is a small communal rear garden outside.

Ideally located, moments from Brixton town centre which is home to Brixton Village, the Ritzy, Brixton Academy and Pop Brixton as well as numerous bars and shops. Popular Brockwell Park is nearby.

The property has excellent transport links, with Brixton Tube Station, Brixton Mainline (a 5-minute walk), and numerous bus routes from Brixton Hill.

Lease: 110 years remaining. Service charge: £2500pa. Ground rent: £175pa (between 2018 and 2043). EPC=C. Council tax band: B (Lambeth).

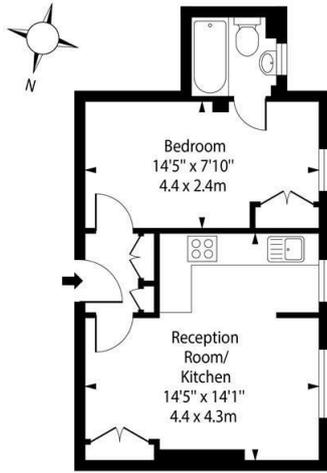
- One bedroom apartment
- Sought after development
- Moments from Brixton town centre
- Top floor

£345,000
Viewing

Please contact our Brixton Office on 0207 274 3111 if you wish to arrange a viewing appointment for this property or require further information.



Effra Court,
Brixton Hill,
Brixton, SW2 1RB



Approx Gross Internal Area 350 Sq Ft - 32.5 Sq M

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



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