



Holmewood Gardens | Brixton, SW2

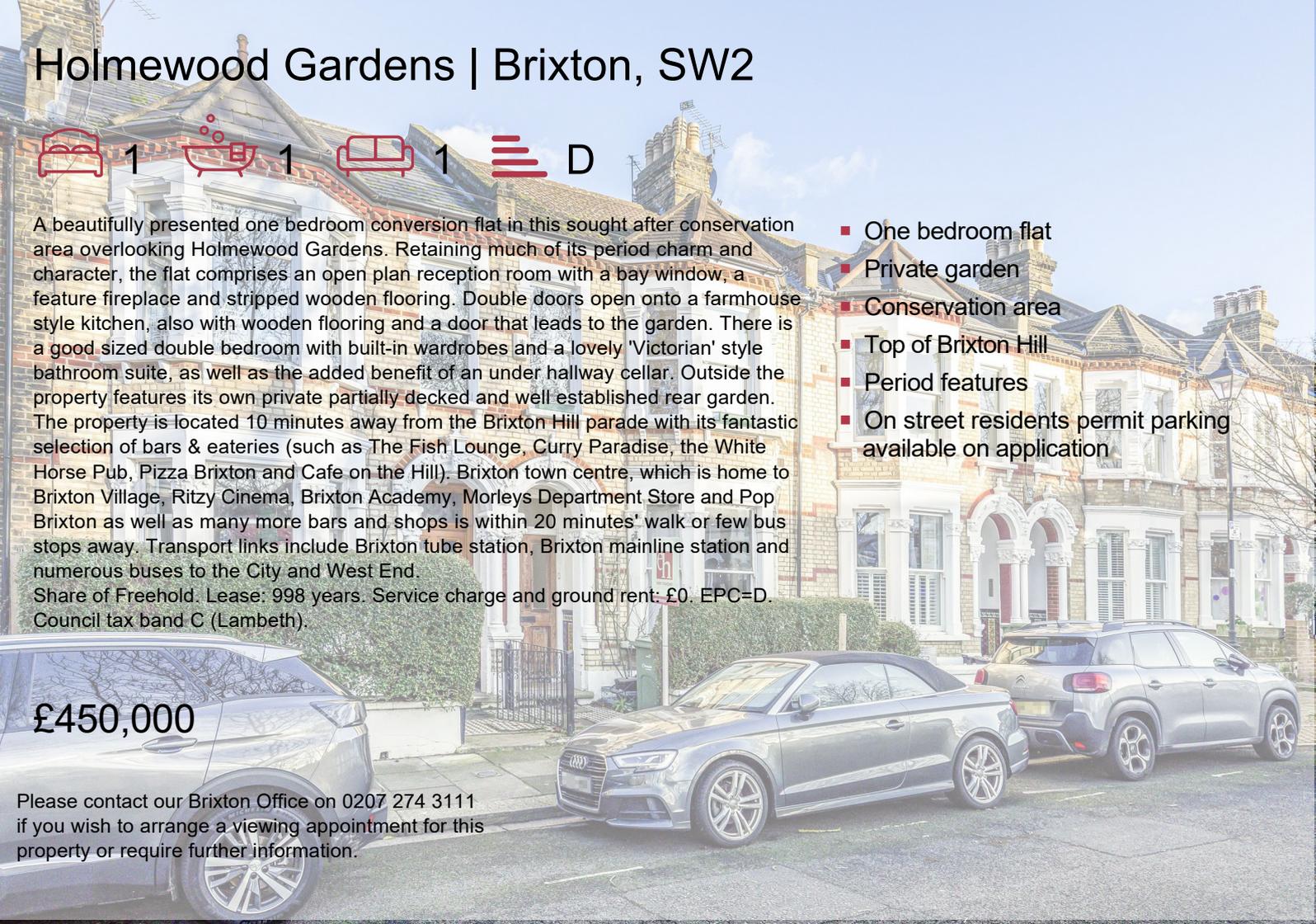


A beautifully presented one bedroom conversion flat in this sought after conservation area overlooking Holmewood Gardens. Retaining much of its period charm and character, the flat comprises an open plan reception room with a bay window, a feature fireplace and stripped wooden flooring. Double doors open onto a farmhouse style kitchen, also with wooden flooring and a door that leads to the garden. There is a good sized double bedroom with built-in wardrobes and a lovely 'Victorian' style bathroom suite, as well as the added benefit of an under hallway cellar. Outside the property features its own private partially decked and well established rear garden. The property is located 10 minutes away from the 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, Morleys Department Store and Pop Brixton as well as many more bars and shops is within 20 minutes' walk or few bus stops away. Transport links include Brixton tube station, Brixton mainline station and numerous buses to the City and West End. Share of Freehold. Lease: 998 years. Service charge and ground rent: £0. EPC=D. Council tax band C (Lambeth).

- One bedroom flat
- Private garden
- Conservation area
- Top of Brixton Hill
- Period features
- On street residents permit parking available on application

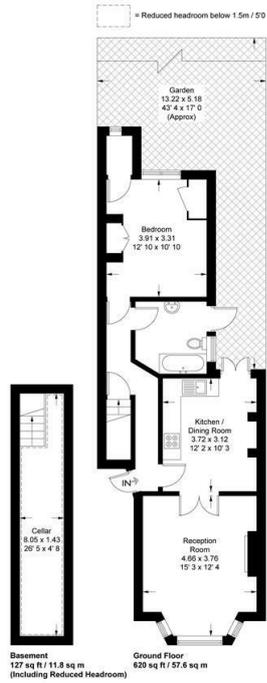
£450,000

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



Holmewood Gardens

Approximate Gross Internal Area = 648 sq ft / 60.2 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 99 sq ft / 9.2 sq m
 Total = 747 sq ft / 69.4 sq m



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	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	78
	57
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	
(38-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.