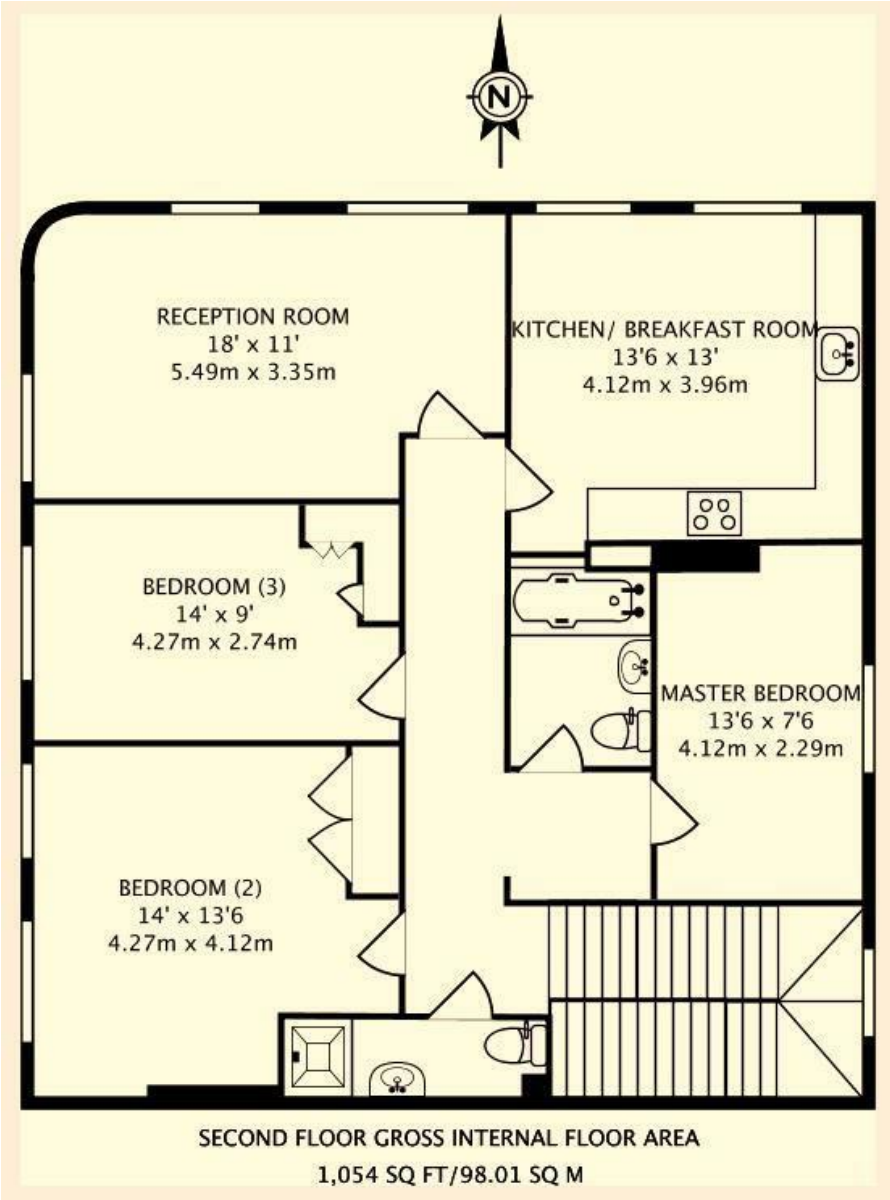




**£2,950 PCM**

- Large three bedroom flat • Excellent location • Top floor • 2 Bathrooms • On street residents permit parking available on application (TBC) • Leasehold covenants may apply

A larger than average 3 double bedroom flat with 2 bathrooms moments from Brixton town centre beautifully finished and fully furnished. Located on the top floor and above one of the best pubs in Brixton, the flat is very bright with big windows and high ceilings. It features a huge spacious kitchen/breakfast room, big reception room with dual aspect windows, 3 double bedrooms, bathroom & separate shower room. There is also a pretty communal roof terrace. Ideally located moments from Brockwell Park and Brixton town centre, which is home to Brixton Village, Ritzy Cinema, Brixton Academy and Pop Brixton as well as various bars and shops. Transport links include Brixton tube station, mainline station and numerous buses to the City and West End. Available straight away as furnished.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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) A		
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E		
(21-38) F	38	
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.