



## Brixton Road | Brixton, SW9



Ideally located and within few minutes' walk from Oval tube station, a lovely one bedroom flat. Part of the former Russell Hotel and located at the rear of the building the flat is exceptionally quiet, bright and airy. It features a cosy L-shaped open plan kitchen/reception, splendid large double bedroom and a modern bathroom. Transport links are excellent and include Oval tube station as well as numerous bus links from Brixton Road. Ritzy Cinema, Brixton (O2) Academy, trendy Brixton Village and the open spaces of Brockwell Park are also close by. Lease: 113 years. Service charge £650 pa. Ground rent £250 pa. Council tax band C (Lambeth). EPC=C.

### Offers In Excess Of £280,000

#### 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.



Brixton Road SW9  
Gross internal floor area 452 sq ft 41.9 sq metres  
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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	71	75

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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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