



Benedict Road | Brixton, SW9



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £205,000.

A spacious studio flat with a private balcony moments from Brixton town centre. This ground floor property is finished to a high standard and features an open plan kitchen/studio room, with plenty of room to accommodate a double bed, a sofa and a dining table. There is a modern shower room, a useful storage cupboard/walk-in wardrobe and a big balcony.

Ideally located, the flat is moments from Brixton town centre with its wide selection of shops, bars and restaurants as well as the Brixton Village, Ritzy Cinema, Brixton Academy and Morleys Department store. Transport links include Brixton tube station, mainline station and numerous bus links.

Lease: 88 years remaining. Service charge £1970pa. Ground rent: £10pa. Council tax band A (Lambeth).

Pattinson Auction are working in Partnership with Eden Harper on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via Eden Harper or The Auctioneer. Bids can be made via Eden Harper or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

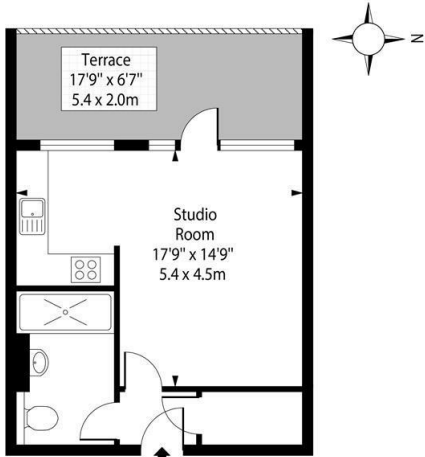
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

- Large studio flat
- High standard finish
- Private balcony
- Underfloor heating
- Refurbished
- Excellent location
- Fantastic transport links
- Residents' parking permit available on application

Guide Price £205,000

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

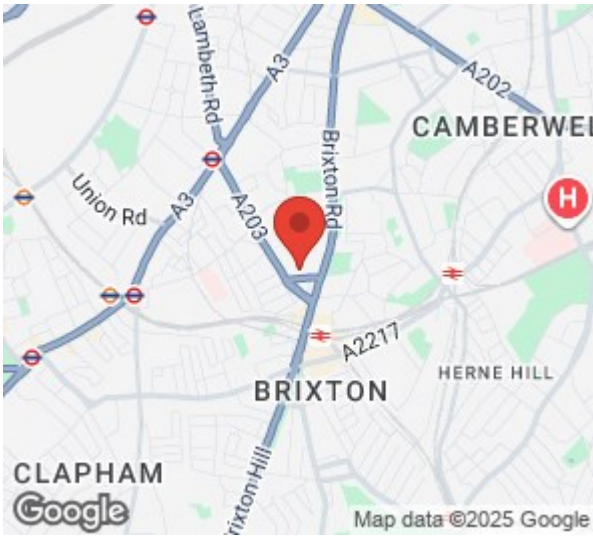
Barrett House,
Benedict Road,
Brixton, SW9 0UN



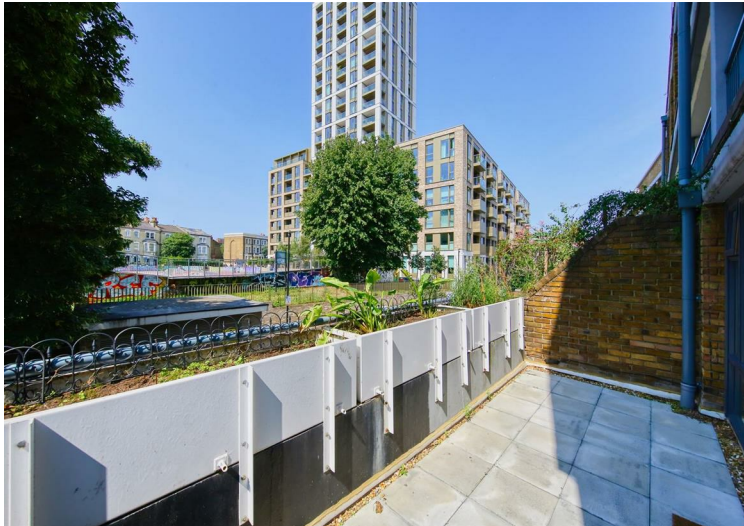
First Floor

Approx Gross Internal Area 323 Sq Ft - 30.0 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			(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	EU Directive 2002/91/EC		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.

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