

# Canterbury Court | , SW9



**£1,850 PCM**

- 2 bedroom apartment • Very spacious • Excellent transport links • Top floor • Leasehold covenants may apply • No parking (TBC)

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A very spacious two double bedroom flat moments from Brixton Tube and all trendy local bars and restaurants. Situated on the top floor, the flat features a modern kitchen with fantastic storage space and a spacious reception room with parquet flooring. There are two larger-than-average double bedrooms and a fantastic bathroom. The flat also benefits from double-glazed windows and ample storage.

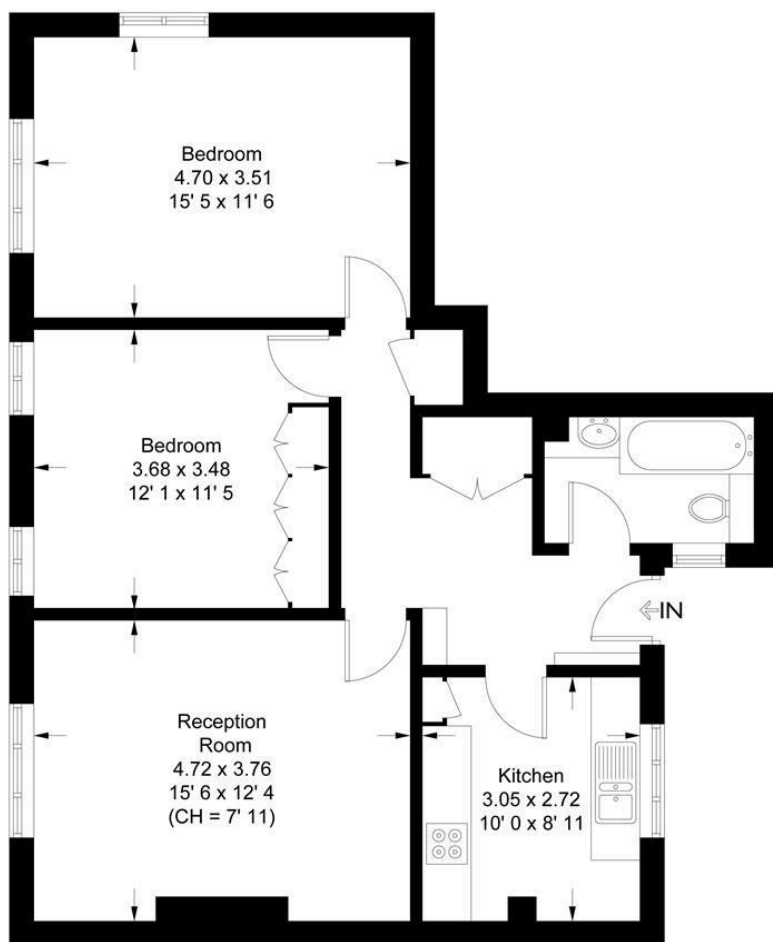
Ideally located, the flat is moments from Brixton Village, Brixton Academy and the Ritzy, as well as a wide variety of bars and shops. Transport links are excellent and include Brixton Tube station, Brixton mainline and numerous bus routes.

The flat is perfect for professional sharers or a couple and will be available from the end of January, with the possibility of an earlier start date. Offered part furnished. Photos were taken prior to the current tenancy.

Monthly rent: £1850. Deposit: £2134. EPC=C. Council tax band B (Lambeth).

## Canterbury Court

Approximate Gross Internal Area = 787 sq ft / 73.1 sq m



Third Floor

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



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