

Norfolk House, Rushcroft Road | Brixton,



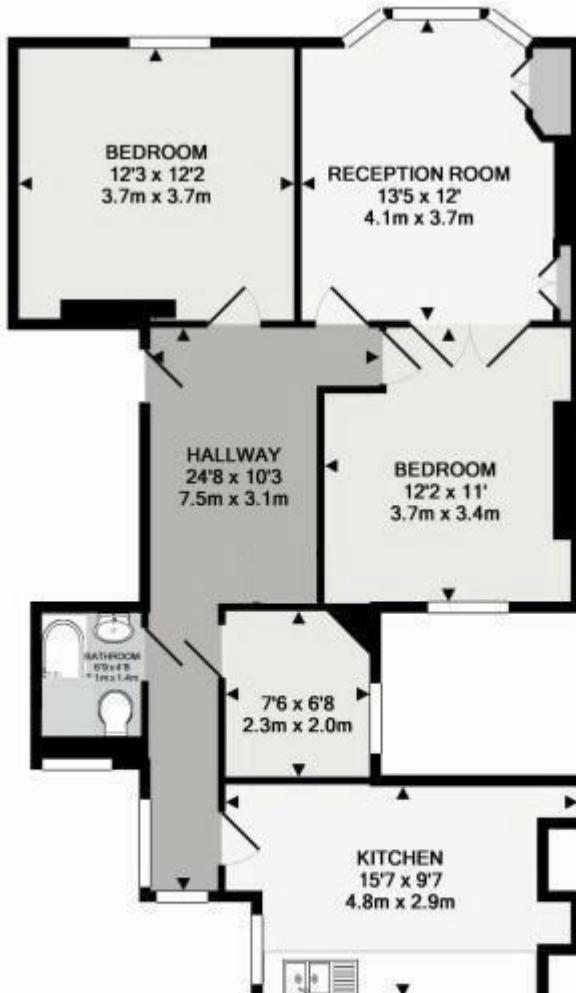
£2,149 PCM

- Large apartment • In the heart of Brixton • High standard • Period features • On street residents permit parking available on application • Leasehold covenants may apply

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A very spacious and rarely available apartment this sought after mansion block literally a stone's throw from Brixton town centre. The property features a good sized living room looking onto Windrush Square, 2 double bedrooms with large built-in wardrobes, a separate modern kitchen/breakfast room, a secondary kitchen, a stylish shower room with a bidet and a larger than average hallway. The property retains much of its period character with wooden floors and high ceilings, it also benefits from partial secondary glazing. Ideally located seconds from 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 ASAP as part furnished. Monthly rent £2149. Deposit £2479. EPC=C. Council tax band D (Lambeth).



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(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		
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	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ 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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