



## Brixton Hill Court | Brixton, SW2



NO CHAIN! Ideally located a spacious one bedroom apartment in this sought after private 1930's mansion block very close to Brixton town centre. The property features a spacious reception room with a separate kitchen off it. There is a big double bedroom off the reception room and a three piece bathroom suite. The property also benefits from security entry phone and double glazed windows. Brixton Hill Court is a popular private development with a residents' caretaker and a large communal garden to the rear. Ideally located within a few minutes' walk of 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 Victoria line tube station, mainline station and numerous buses to the City and West End.

Lease: 139 years remaining. Service charge £3,390.52pa. EPC=D. Council tax band C (Lambeth).

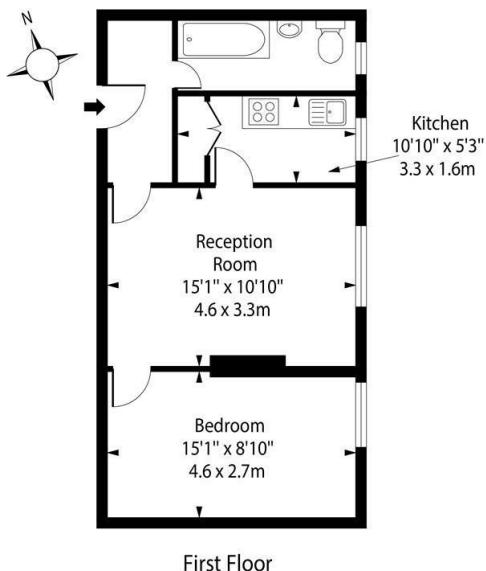
- One bedroom apartment
- Sought after development
- Excellent transport links
- Long lease

**Offers In Excess Of £250,000**  
**Viewing**



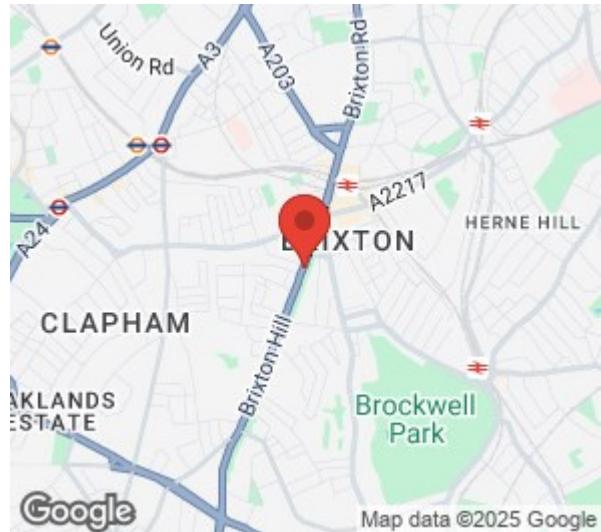
Please contact our Brixton Office on 0207 274 3111 if you wish to arrange a viewing appointment for this property or require further information.

Brixton Hill Court,  
Brixton Hill, SW2 1QX



Approx Gross Internal Area 455 Sq Ft - 42.3 Sq M

For Illustration Purposes Only - Not To Scale  
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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 |           |

| 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 |           |



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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