



Hayter Road | Brixton, SW2

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A two double bedroom conversion flat on this much sought after residential road off Brixton Hill. Set within a grand Victorian house, this property is full of light and features an open plan reception with a well designed modern kitchen. There are two good sized double bedrooms as well as a modern bathroom.

Ideally located within a short walk of Brockwell Park and Brixton town centre, which is home to Brixton Village, Ritzy Cinema, Brixton Academy and Pop Brixton as well as various bars and shops. Clapham High Street is approximately 20 minutes away.

Transport links include Brixton (Victoria line) tube station, Brixton mainline station and numerous buses to the City and West End.

Please note photos were taken prior to the current tenancy.

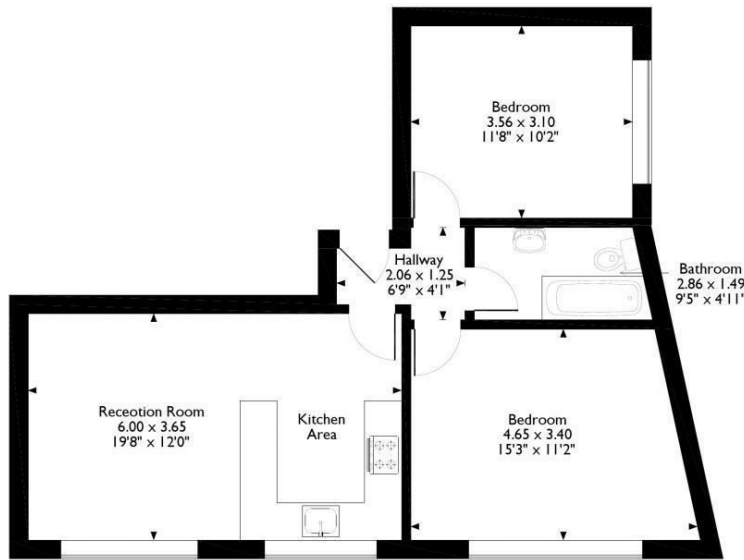
Long lease (104 years remaining). The owner is in process of purchasing Share of Freehold. Service charge £4,423.00pa. Ground rent: N/A. EPC=D. Council tax band C. Resident's parking permit on the street available on application.

- 2 double bedroom flat
- Close to Brixton town centre
- Sought after road
- No chain
- The owner is in process of purchasing Share of Freehold

£525,000

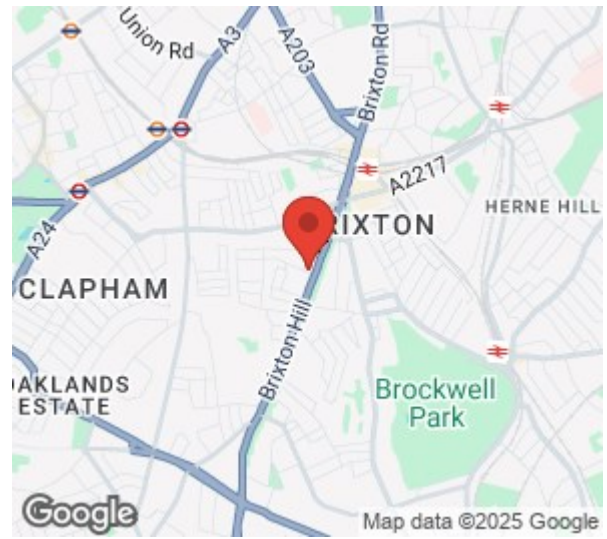
Please contact our Brixton Office on 0207 274 3111 if you wish to arrange a viewing appointment for this property or require further information.

Hayter Road , London



Floor Plan

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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	56	63	(55-68) D		
(38-54) E			(38-54) E		
(21-37) F			(21-37) 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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