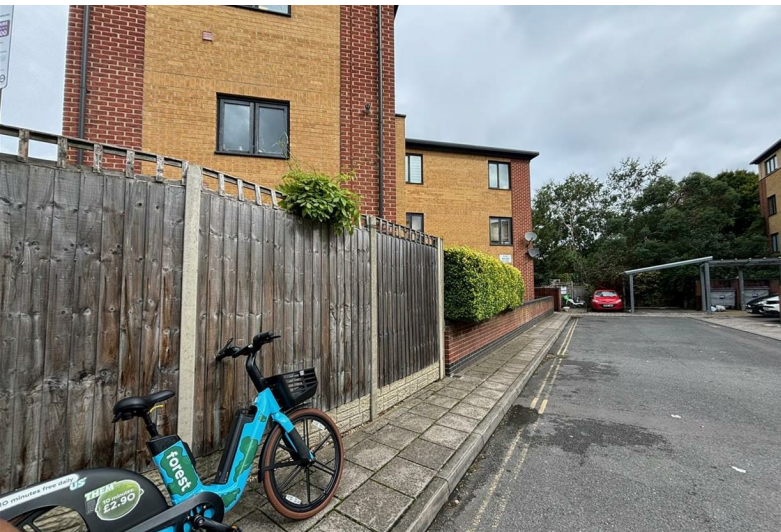


# Major Close | Brixton, SW9



**£200,000**  
**Leasehold**

- One bedroom apartment • Private patio • Purpose built development • Close to Brixton and Loughborough Junction stations



# Major Close | Brixton, SW9



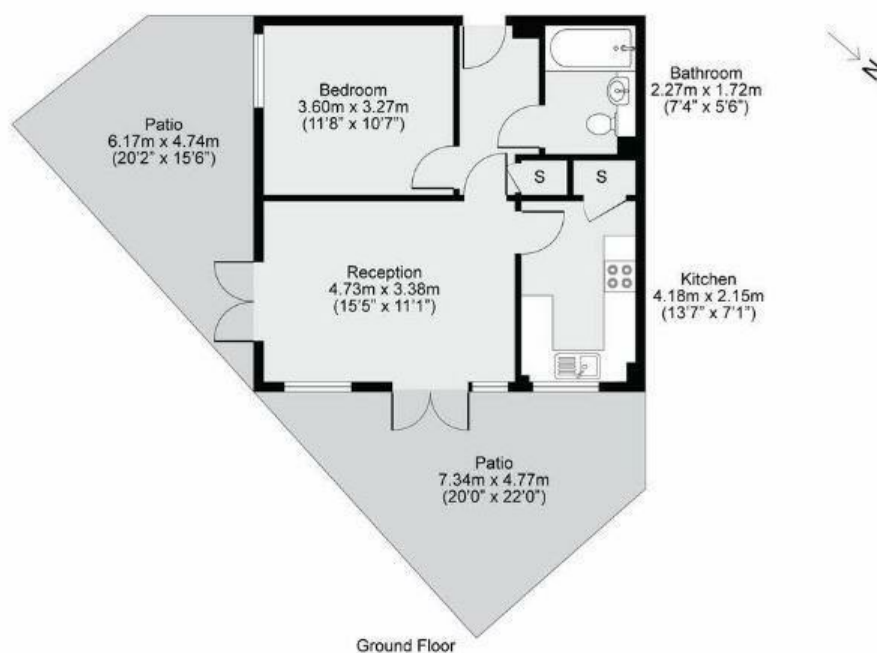
**CASH BUYERS ONLY.** A spacious one bedroom apartment with a private patio in a small modern purpose built development. The property features a large living room, a good sized double bedroom, a separate kitchen and a bathroom. The apartment also benefits from ample storage and double glazed windows. The property is within a short walk of Brixton Village, Pop Brixton, the Ritzy and other numerous bars and shops. Transport links include Brixton and Loughborough Junction stations as well as numerous bus links. Being staircased to 100%, the property can also be sold at 40% shared ownership for £80,000. 78 years remaining on the lease. Ground rent TBC. Service charge TBC. Council tax band C (Lambeth). EPC=C.

## Public Notice

Address: 6, Major Close, Brixton, SW9 7DU

We are acting in the sale of the above property and have received an offer of £167,500.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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 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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