



**£525,000**  
**Freehold**

- Chain Free
- Period Features
- 2 bedroom conversion flat
- Sought after location

# Horsford Road | London, SW2



**CHAIN FREE!** A beautifully presented two bedroom conversion flat on a sought after residential road off Brixton Hill. Retaining much of its period charm & character, this first floor property features a spacious living room, modern kitchen (which includes a dishwasher), 2 bedrooms (one big and one small but both with ample wardrobes) and a modern bathroom. Ideally located, the flat is moments from Sainsbury's Local and Brixton Hill parade with its fantastic selection of bars & eateries (such as The Fish Lounge, Curry Paradise, the White Horse Pub, Pizza Brixton and Cafe on the Hill). Brixton town centre, which is home to Brixton Village, Ritz Cinema, Brixton Academy and Pop Brixton as well as many more bars and shops is within 7 minutes' walk. Transport links include Brixton tube station, mainline station and numerous buses to the City and West End.

**Horsford**  
Approximate Gross Internal Area = 552 sq ft / 51.3 sq m



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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.



**Eden Harper**  
3 Arlington Parade, Brixton Hill, Brixton, SW2 1RH  
**0207 274 3111**  
brixsales@edenharper.com  
www.edenharper.com