



£2,000 PCM

- 2 bedroom apartment • Bathroom & shower room • Popular gated development • By Brockwell Park • One parking space • Leasehold covenants may apply

Leigh Court | , SW2

A fantastic 2-bedroom, 2-bathroom apartment in this highly sought-after modern gated development, right next to Brockwell Park. The property boasts a spacious reception room leading into a contemporary kitchen with built-in appliances. Both bedrooms are doubles, with the master benefiting from an en-suite shower room, alongside a stylish main bathroom.

Additional features include an allocated parking space, bicycle storage, double-glazed windows, a lift, and well-maintained communal gardens.

Brockwell Gate is conveniently located within walking distance of both Brixton and Herne Hill, giving you the best of both areas. Ideal for two professional sharers or a couple, available immediately as part-furnished.

Monthly rent: £2000. Deposit: £2307. EPC=C. Council tax band D (Lambeth).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	74	76
(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	1	1
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.