



## Effra Parade, Brixton, SW2

1 bedroom flat - purpose built for sale

£325,000

Leasehold

### Property Details

A lovely one double bedroom flat located on the ground floor of a secure modern development a stone's throw from Brockwell Park with the amenities of both Brixton and Herne Hill a comfortable walking distance away. Measuring up at almost 500 square feet, this apartment will appeal to multiple purchasers. The reception room, flooded with natural light from large pane windows, offers generous proportions with ample space for a dining table. The separate kitchen is a neutral room equipped with plentiful storage options. The bedroom is a large double with built in wardrobes and space for additional storage and dressing table or desk if required. A family bathroom completes this neat property, equipped with both shower and bath, finished in neutral tones. Effra Parade is a quiet road and the development benefits from a secure bike shed within the gated carpark.

Council tax band C    EPC rating C (77)

### Features

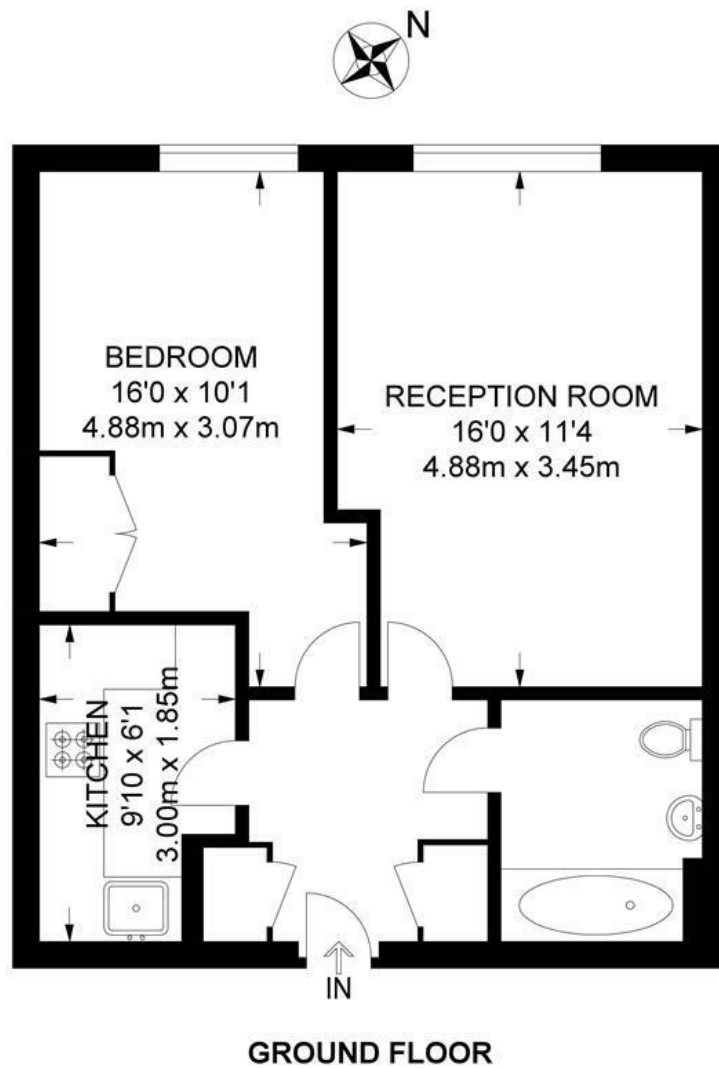
- One double bedroom
- Modern secure development
- Off street bike storage
- Almost 500 square feet of internal space
- Popular location
- Moments to Brockwell Park
- Within a ten-minute walk to both Brixton and Herne Hill
- Access to the Victoria Line and Thameslink
- Chain-free



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**1 Bedroom Flat**

APPROXIMATE TOTAL INTERNAL AREA: **492 SQ FT / 45.7 SQ M**



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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