



## Effra Parade, Brixton, SW2

1 bedroom flat - purpose built to let

**£426 Per Week**

Part furnished

### Property Details

Keating Estates are delighted to offer a well-proportioned one double bedroom flat in a modern development a stone's throw from Brockwell Park. Brockwell Park is one of Lambeth's award-winning parks and one of South London's most popular hotspots. The pubs and restaurants in Herne Hill, the Sunday market and the train station are all on your doorstep. A ten-minute walk in the other direction you have all the amenities on offer in Brixton with fantastic transport links into central London, and an array of lively bars and restaurants.

This beautifully presented flat was decorated earlier this year and property features a spacious double bedroom and a bright, airy open-plan reception room with floor-to-ceiling windows that flood the space with natural light with ample room for a dining table, the living area is ideal for entertaining, relaxing, or dining in style. The modern kitchen offers generous storage and a sleek finish, while the neutrally decorated bathroom adds to the flat's contemporary appeal and can come furnished or part furnished.

The flat is a short walk from both Clapham and Brixton and all that these two in-demand areas have to offer. Brockwell Park is within close proximity and a wide selection of local transport links which include Brixton tube and rail station (a fifteen-minute walk), three tube stations in Clapham (Northern Line), Herne Hill station (British Rail) and numerous bus links which take you down the hill to Brixton tube

### Features

- One Bedroom
- Open plan
- Modern
- Secure development
- Prime location
- Close to transport link
- Close to Brockwell Park

Council tax band C      EPC rating B (83)



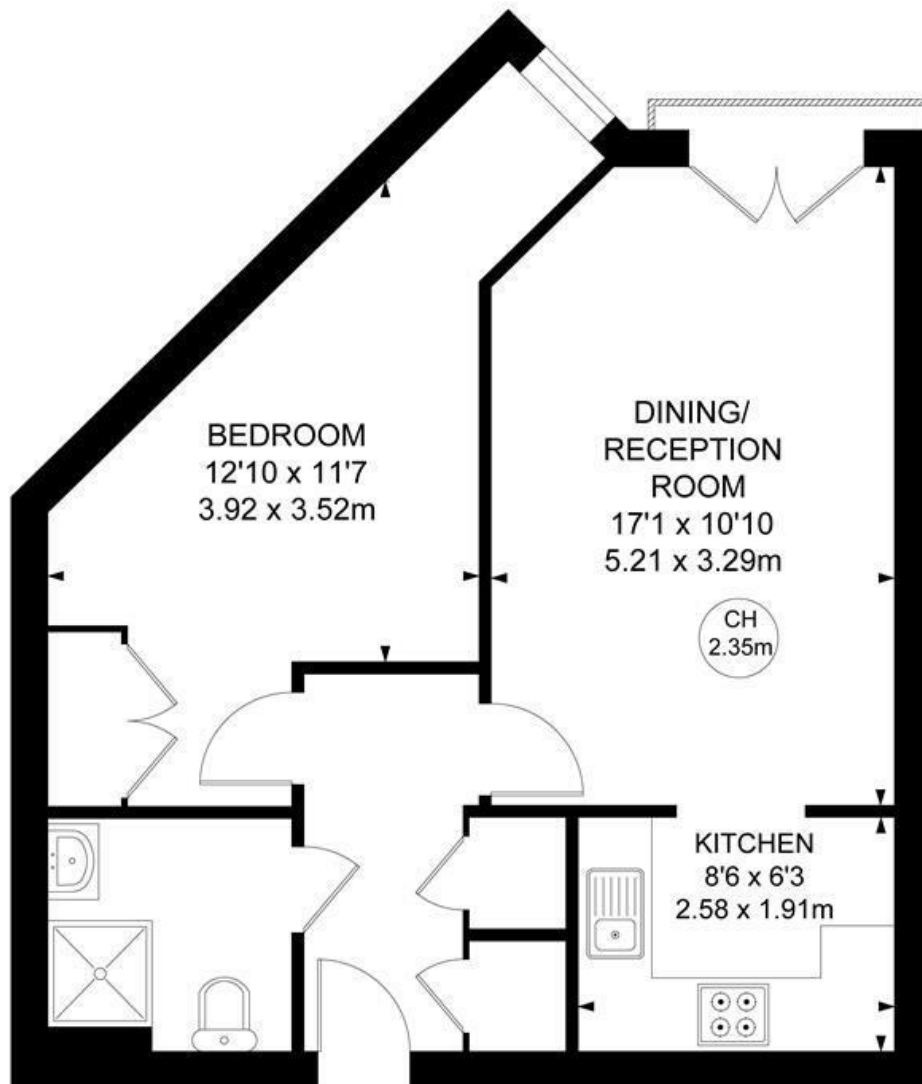
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**1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA :

501 SQ FT / 46.57 SQ M



**FIRST FLOOR**



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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