



## Effra Parade, Brixton, SW2

£350,000

1 bedroom flat - purpose built for sale

### Property Details

A well-proportioned one double bedroom flat in a modern development a stone's throw from Brockwell Park. 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. With over 510 square feet of internal living space, this beautifully presented apartment feels like a home the moment you walk through the door. The property comprises a spacious double bedroom which looks out to the back of the development. The reception room is bright and airy, with floor to ceiling windows which flood the room with light, with plenty of space for a dining table, this room is perfect to entertain, relax and dine. The separate kitchen is modern with plenty of storage space, and the bathroom is neutrally decorated.

Council tax band

EPC rating C (72)

### Features

- One double bedroom
- Modern secure development
- Over 500 square feet of internal living space
- Off street bike storage
- Sought-after location moments from Brockwell Park
- Within a ten-minute walk to both Brixton and Herne Hill







## 1 Bed Flat

Approx internal area:

**513 sqft 48 sqm**

While we do 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

## Effra Parade



Ground Floor





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