



**Brixton Hill, Brixton, SW2**

1 bedroom flat - purpose built for sale

**£325,000**

Leasehold

## Property Details

This charming and well-presented one bedroom flat resides on the first floor of a well-maintained, popular art deco style block with an attractive exterior and communal garden. The flat benefits from a prime location, moments from the heart of Brixton, the Victoria line and the amenities of Brixton Hill. The heart of the home is a bright and airy reception room, with large windows and wooden flooring. Adjacent sits a tastefully decorated kitchen, equipped with integrated appliances including dishwasher. The bedroom is well-proportioned double, peacefully positioned away from the main road and has ample space for storage within the modern fitted wardrobes. A contemporary bathroom leads off the bedroom. The internal space has been considerably utilized and is configured with minimal hallways, as a result every room feels airy, bright and comfortable. The flat further benefits from a pretty communal garden and use of a lift. Subject to availability, there are storage units available for rent within the building, perfect for storing away those additional items not used on a daily basis.

## Features

- One double bedroom
- Art deco style purpose-built
- Bright and airy
- Well presented
- Communal garden
- Lift
- Ideal location moments from central Brixton
- Minutes from the Victoria line
- Well serviced bus routes
- Brockwell Park in easy reach

Council tax band B      EPC rating C (72)





Brixton Hill, Brixton, SW2

**Effra Court,  
Brixton Hill, SW2  
1 bedroom flat**

Approximate internal area: **366 sqft / 34 sqm**



**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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