



## 2 bed flat to buy in SW9

Fiveways Road, Brixton, London, SW9 7LU

**£340,000** Starting Bid

🏠 x2 🚗 x1 🚲 x1

Tenure

**Leasehold**

Permit Parking parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Great transport links
- ✓ 2 bedrooms
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Step into comfort as you enter this remarkable property through its private entrance door. The bright and spacious reception area welcomes you, offering the perfect space for entertaining guests or simply unwinding after a long day.

A separate kitchen adds convenience to your lifestyle, providing a dedicated space for cooking and entertaining while keeping cooking smells contained. Both bedrooms are generously proportioned, offering ample space for rest and rejuvenation. The main bedroom, with its inviting atmosphere, features a fitted wardrobe that provides practical storage solutions.

Throughout the property, high ceilings add a sense of grandeur and elegance to every room, enhancing the overall ambiance and creating a feeling of spaciousness.

One of the standout features of this property is its access to a large garden, offering an idyllic outdoor sanctuary right at your doorstep. Whether you're dining al fresco, tending to your garden oasis, or simply soaking up the sunshine, this expansive outdoor space provides endless opportunities for relaxation and recreation.

This corner of SW London has justifiably earned itself the reputation as a great place to live. Brixton's vibrant, trendy and eclectic centre/hub offers an array of shops, bars, restaurants and amenities, as well as a large indoor market and the famous O2 Brixton Academy music venue. Stockwell offers some good bars and restaurants.

Transport links are very good - the property is perfectly situated between Brixton (four minute walk) and Stockwell stations (eight minute walk) with fast and frequent underground and overground services into Central London.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 95

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £1,372.00

Price: Starting Bid £340,000

Property Type: Flat

Parking: Permit Parking

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

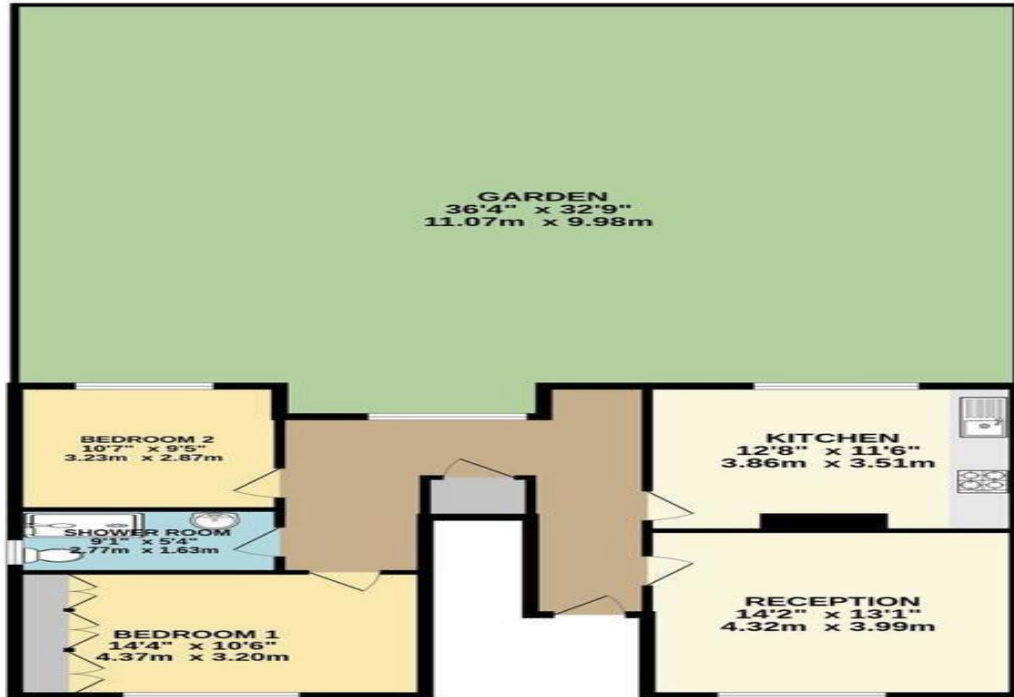
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The Services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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