

FOR SALE

Offers Invited £375,000 Leasehold



Davis & Gibbs

Styles Gardens, Brixton. SW9

ABOUT THE PROPERTY

Situated just off of Coldharbour Lane this large split level maisonette would make a great first time purchase or rental investment. the property is comprised of three double bedrooms, family bathroom with a separate W.C, spacious reception room with access to a private balcony and kitchen with integrated units.

Council Tax - Lambeth - Band C

EPC - Rating D

Located a Stones throw away from Loughborough Junction Rail station with Brixton also less than a 15minute walk away the area offers great transport links into central London and the south with a huge selection of unique bars and restaurants within close proximity this place is ideal for anyone looking to live in a vibrant part of South West London

FEATURES

- Three Double Bedrooms
- Fantastic Transport Links
- Private Balcony
- Split Level Maisonette
- EPC - D - 65
- Council Tax - Lambeth - Band C
- Great Rental Investment
- Amazing Local Amenities



ROOM DESCRIPTIONS

Living Area - 2.84m x 4.17m (9' 4" x 13' 8")

The main reception room has large windows allowing for plenty of natural light and space enough for a dining area with access to the private balcony.

Dining Area - 1.98m x 2.97m (6' 6" x 9' 9")

located in the living area the dining space has enough room to fit a table and up to 6 chairs. the space could also be used to place a desk for a space to work from home or to just use as a large reception room.

Kitchen - 3.06m x 3.21m (10' 0" x 10' 6")

The separate kitchen offers lots of built-in storage has undercounter space for appliances and a large window with different opening functions.

Master Bedroom - 3.02m x 4.20m (9' 11" x 13' 9")

The largest of the three bedrooms overlooking the rear of the property. The room has ample space and plenty of natural light.

Bedroom 2 - 3.04m x 3.47m (10' 0" x 11' 5")

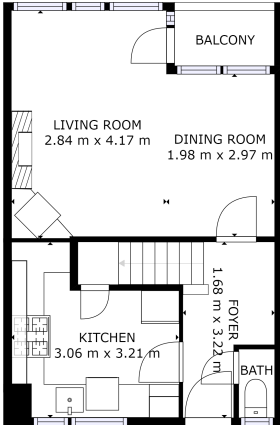
Another great sized double bedroom with more than enough space for bed, storage and desk.

Bedroom 3 - 2.20m x 3.27m (7' 3" x 10' 9")

The last bedroom is a another double size but would also make a great home office.



FLOORPLAN

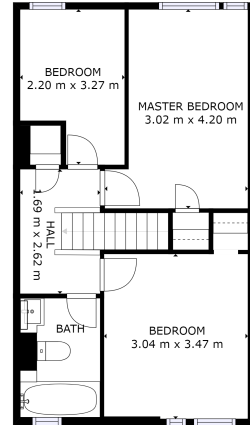


GROSS INTERNAL AREA
FLOOR 1: 25 m², FLOOR 2: 41 m²
TOTAL: 75 m²
SIZES AND DIMENSIONS FOR APPROXIMATE ACTUAL MEASUREMENTS

FLOOR 1



FLOOR 2



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EPC

