



**Flat 3**  
**Acre Lane**  
**London**  
**SW2 5SG**

**Offers in Excess of £438,000**

**bettermove**

# Acre Lane London

Bettermove are proud to present this 2 bedroom flat in the sought after area of Brixton available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available. The council tax band is C.

The property is tenanted on a short term let and can be sold vacant on possession - rental yields can be obtained through Bettermove.

This is a leasehold property with 125 years from 2019 on the lease; the ground rent is £500 per annum and the service charge is approximately £1,800 per annum.

The interior of this well presented property comprises a spacious and open plan living room with the fitted kitchen, two double bedrooms and the bathroom on the top floor of the building.

Located in the popular area of Brixton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Brixton Train Station, Brixton underground and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



# Acre Lane

Approximate Gross Internal Area = 49.9 sq m / 537 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID249349)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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