

Truuli



Amberley Court, Angell Road, London, SW9 7HL

£400,000 Leasehold

- Guide price £400,000 - £425,000
- Ground floor flat
- No onward chain
- Well maintained and presented
- Two double bedrooms
- Sought after location

Southbridge Place, Surrey, CR0 4HA

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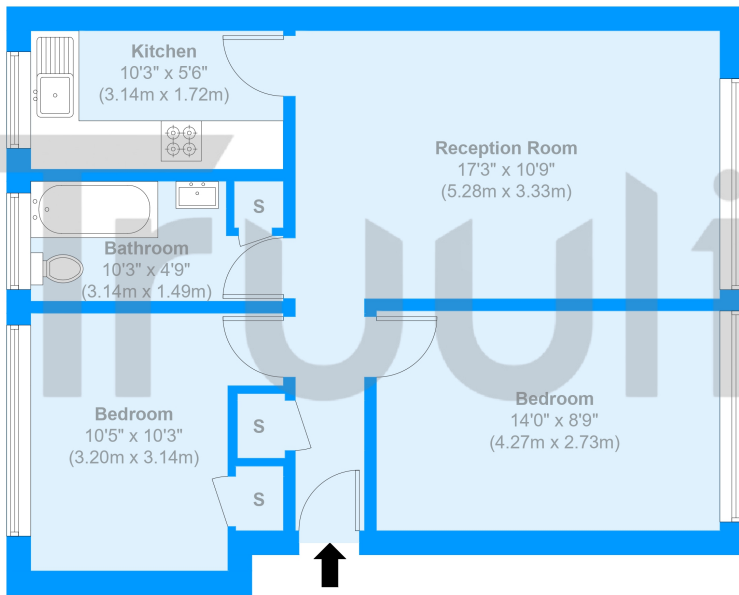
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This stunning ground-floor apartment in Brixton combines style and functionality, offering spacious bedrooms and a bright, open-plan living area.

The property also benefits from share of freehold, off-street parking, and well-maintained communal gardens. Located just moments from Brixton Station and local hotspots, it's the perfect place to enjoy city living.

Angell Road



Ground Floor
Approximate Floor Area
585 sq. ft
(54.44 sq. m)

Approximate Gross Internal Area = 54.44 sq m / 585 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

