

# Arlington Lodge | Brixton, SW2



**£425,000**  
**Leasehold**

- Well Presented Apartment • Bright and Spacious • Modern with Homely Feel • Secure Block • Moments to Brixton Rail and Tube Stations • Close Proximity to Brockwell Park

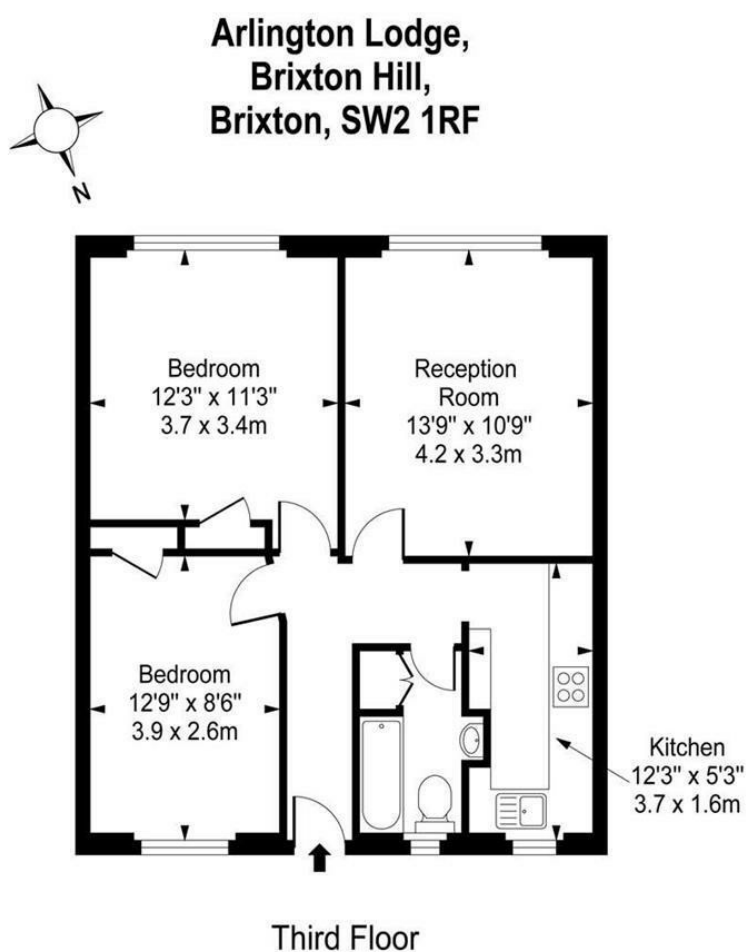
# Arlington Lodge | Brixton, SW2



Eden Harper are delighted to present a two bedroom apartment situated within this popular and sought after development just moments from the centre of Brixton.

The apartment has a modern but homely feel and is fantastic example of the care instilled by the current owner. It is complete with hard wood flooring and is clean and neutrally decorated throughout. The block is well maintained, secure and features an entryphone system and award winning communal gardens. Major works have also recently been completed within the development that the new owner will benefit from. It is ideally located at the bottom of Brixton Hill, close to local shops and a short distance from Brixton rail and tube stations, Brixton Village, Ritz Cinema and Brixton (O2) Academy.

The lounge is generously sized and abundant with natural light, there is ample room to hold a dining space or home office area. The kitchen is separate with integrated appliances and gas hob. There are two well proportioned double bedrooms both with fitted storage and still with enough room left over to house further bedroom furniture. The bathroom is fresh and tidy with a shower over bath and heated towel rail.



Approx Gross Internal Area **595 Sq Ft - 55.3 Sq M**

For Illustration Purposes Only - Not To Scale  
photosandfloorplans.com ©

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (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                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



**Eden Harper**  
3 Arlington Parade, Brixton Hill, Brixton, SW2 1RH

**0207 274 3111**  
brixsales@edenharper.com  
www.edenharper.com