

Effra Court | London, SW2



£1,650 PCM

- One bedroom apartment • Popular private block • Moments from Brixton town centre • Offered unfurnished • Leasehold covenants may apply • On street residents permit parking available on application

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A one bedroom apartment in this sought after private 1930's block moments from Brixton town centre. This fourth floor property comprises a bright reception room with wooden stripped floors and kitchen off it, double bedroom and modern bathroom.

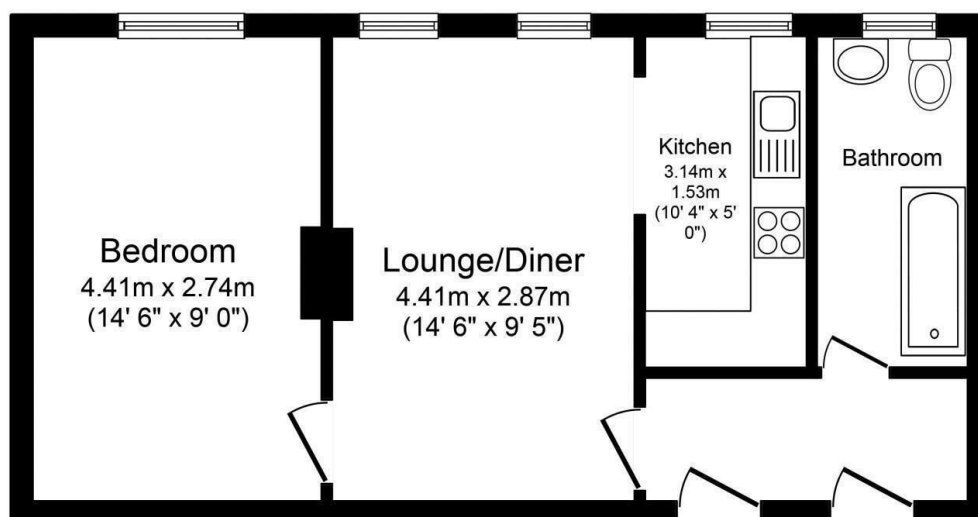
The development benefits from lift, entry phone system and small rear communal garden. Transport links are excellent and include Brixton tube, Brixton mainline and numerous buses. Local bars and shops are within few minutes walk. Perfect for a single professional or a couple. Available from early May

Monthly rent: £1650.

Deposit: £1903.

EPC=C.

Council tax band B (Lambeth)



Floor Plan

Floor area 39.0 sq. m. (420 sq. ft.) approx.

Total floor area 39.0 sq. m. (420 sq. ft.) approx.

This plan is for illustration purposes only and may not be representative of the property.
Plan created for Eden Harper Estate Agents.

FOR GUIDANCE ONLY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ 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.



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