



Brixton Hill, SW2

£220,000 Share of Freehold

255 sq ft (24 m²) • mezzanine bedroom • communal swimming • close to Brockwell Park • chain free • share of freehold • EPC: D



Douglas
& Gordon



We are delighted to offer this superb studio flat in the ever popular Tudor Close. This unique studio is enviably located on the first floor of the development and features a share of the freehold.

Tudor Close itself is set in amazing green communal grounds, there is a large front lawn area and the central courtyard houses walled gardens and an outdoor swimming pool. The amenities of Brixton High Street are just a short walk away and there is easy access to central London from either the Victoria Line or Overground Rail.

The studio itself is in good condition throughout while still offering scope for a potential purchaser to add value. There is a good sized living area with large built in unit that provides a great amount of storage. The kitchen is cleverly designed to allow a superb amount of worktop space and there is a full size oven and electric hob. Finally completing the accommodation is well equipped bathroom with tiled floor, ceramic WC, hand basin and modern shower.

This property would be a superb purchase for either a buy to let investor, first time buyer or city commuter.

mezzanine bedroom
communal swimming
close to Brockwell Park
chain free

Approximate gross floor area:
255 sq ft (24 m²)
Includes Cellar or Storage
Space where applicable

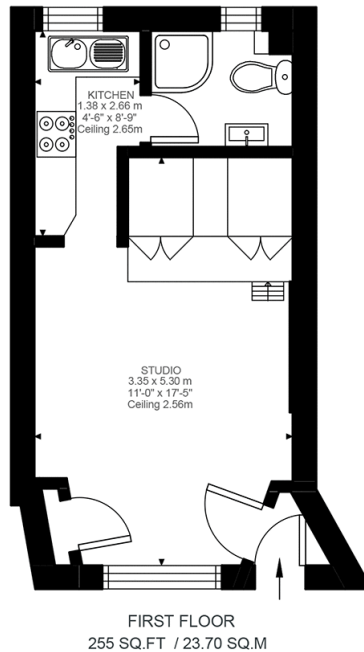
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NOT TO SCALE.

As defined by RICS code of
measuring practice

This floorplan is representative and for
illustrative purposes only. The measurements
provided are approximate only and not to
scale. They should not be relied upon by any
party. Prospective purchasers or tenants are
advised to carry out their own survey if they
require reliable measurements. No
responsibility is taken for any error, omission,
misstatement or use of data shown.
Details Prepared: 6 February 2024

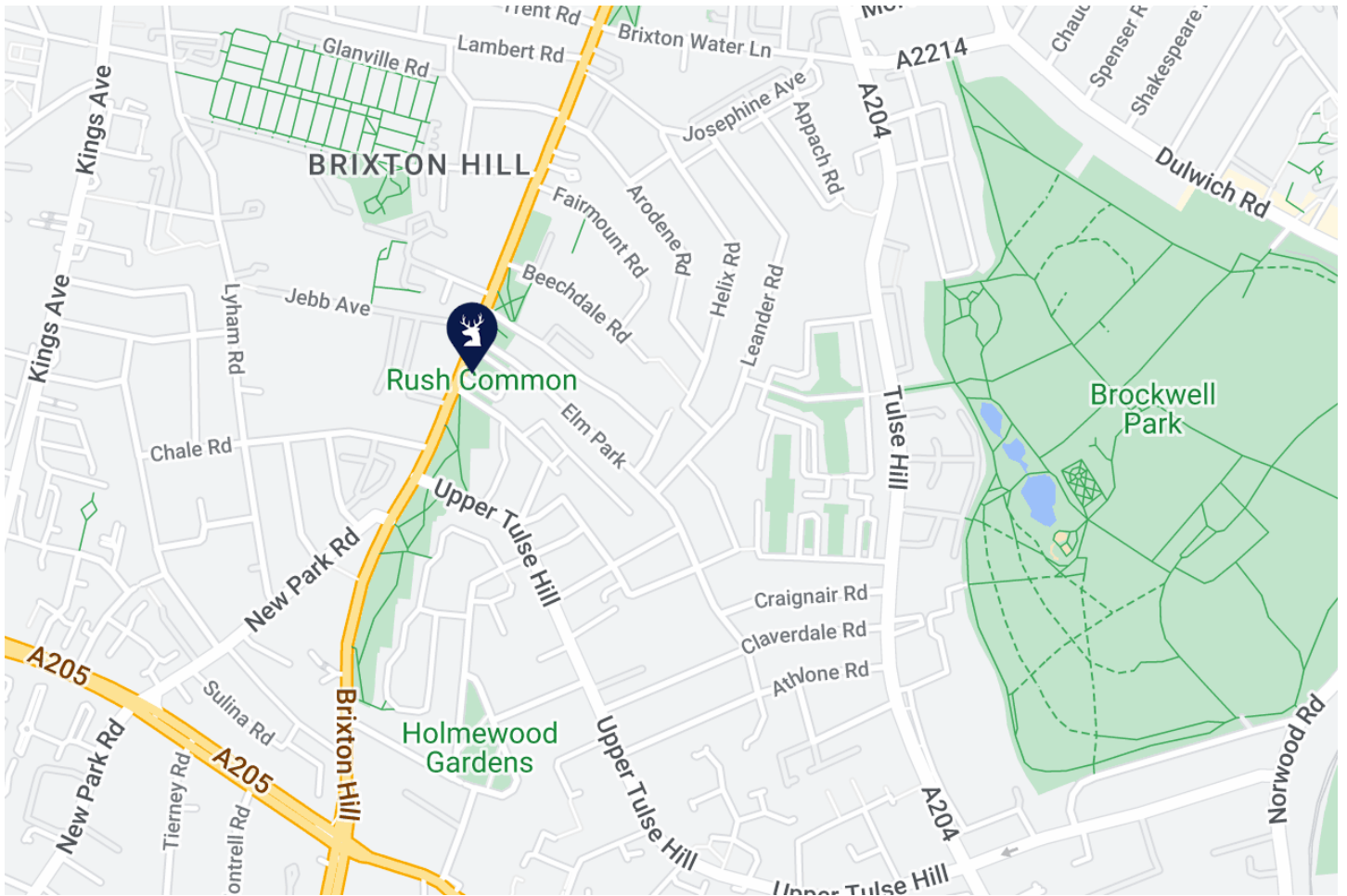
Brixton Hill, Clapham, SW2

APPROXIMATE GROSS INTERNAL (LIVING) AREA
23.70 SQ.M / 255 SQ.FT



Disclaimer:

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared for Douglas & Gordon in accordance with the current edition of the RICS Code of Measuring Practice.



Good to know

Nearby station: Brixton
 710m (8 mins) (Line of sight)
 Gross floor area: 255 sq ft (24 m²)
 Local authority: Lambeth
 Council tax band: A
 Service charge: £3,300.00



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
57-100	A		
49-56	B		
41-48	C		
33-40	D	56	64
25-32	E		
17-24	F		
9-16	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

* Customer due diligence must be completed once your Offer is Agreed by the client (subject to contract). The information contained in these particulars is for general information purposes only. Douglas & Gordon does not provide information or give any warranty with regards to train, tube, tram lines or flight paths and you are advised to carry out your own research if you have any concern about them.

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