

Leigh Court | London, SW2



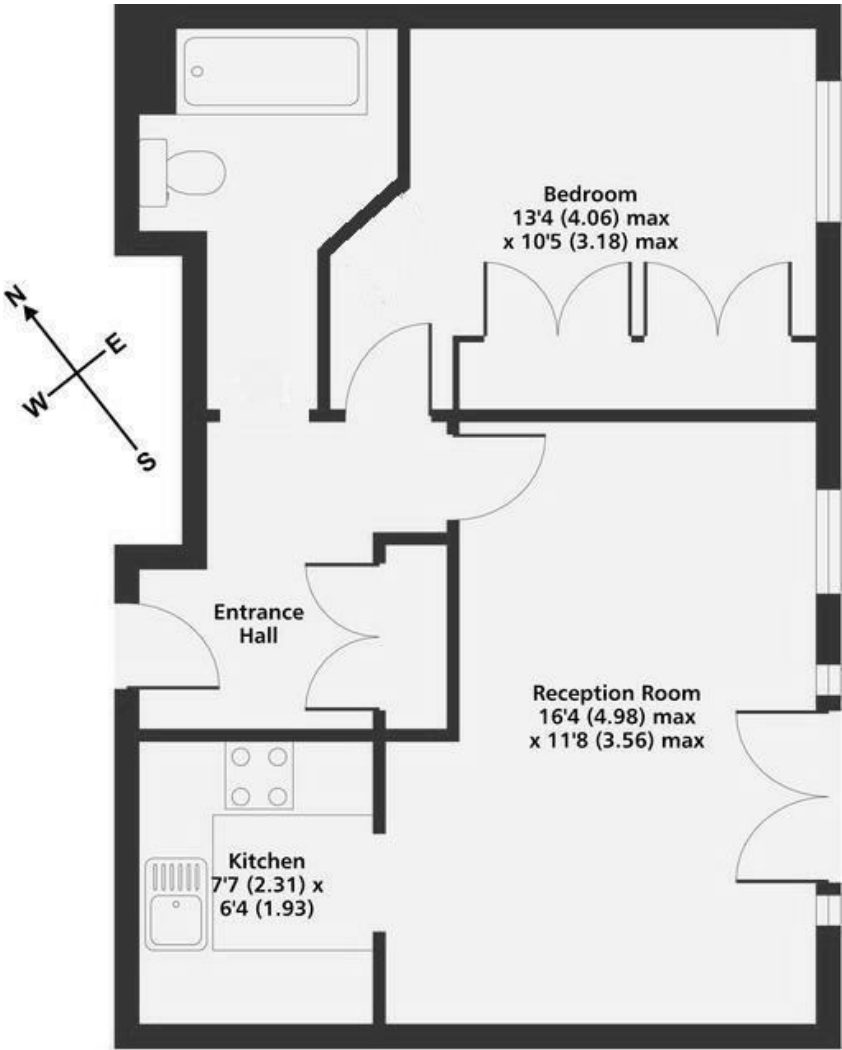
£335 Per Week

- One double bedroom apartment
- Modern gated development
- High standard finish
- Adjacent to Brockwell Park
- Bicycle storage
- Leasehold covenants may apply
- First come first serve off street residents parking (tbc)

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A rarely available a beautiful one bedroom apartment in this prestigious gated development that backs onto Brockwell Park. This second floor (with a lift) property features a reception room, with a Juliet balcony, and a modern kitchen off it. The kitchen is fitted with a range of integrated appliances including a dishwasher. There is a good sized double bedroom with two huge built-in wardrobes and a modern bathroom. Brockwell Gate is within 10-12 minutes' walk of Brixton town centre which is home to Brixton Village, Ritzy Cinema and Brixton Academy as well as various bars and shops. Herne Hill is easily accessible too. Transport links include Brixton tube station, Brixton mainline station and numerous buses to the City and West End. Perfect for a single professional or a couple and available immediately as part furnished.



Second Floor FLOORPLAN FOR GUIDANCE ONLY
Bascombe Street SW2
Gross Internal Area 478 sq ft 44 sq metres

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	81
(69-80) C		
(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	85	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

