

Morrish Road | London, SW2



£275,000
Leasehold

A very spacious 2 double bedroom apartment with a balcony in this private development towards the top of Brixton Hill. The property features a large open plan kitchen/reception opening onto a private shaded balcony. There are two double bedrooms, one with en-suite shower room, family bathroom and fantastic storage. The property is only 10 minutes away from Brixton Hill parade with its fantastic selection of bars & eateries (such as The Fish Lounge, Curry Paradise, the White Horse Pub, Pizza Brixton, Stir Coffee & Café on the Hill). Brixton town centre, which is home to Brixton Village, Ritzy Cinema, Brixton Academy and Pop Brixton as well as many more bars and shops is within 20 minutes' walk or a few bus stops away. Transport links include Brixton tube station, mainline station and numerous buses to the City and West End.

Being staircased to 100%, the property can also be sold at 25% shared ownership for £68,750.
76 years remaining on the lease. Ground rent TBC. Service charge TBC. Council tax band C (Lambeth). EPC=C.



— Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
79.12 sqm / 851.64 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes en-suite, measured floor height
75.36 sqm / 809.02 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, stairwells etc.
5.11 sqm / 55.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
(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.