



**Hicken Road, Brixton, SW2**

1 bedroom flat - purpose built for sale

**£399,950**

Leasehold

## Property Details

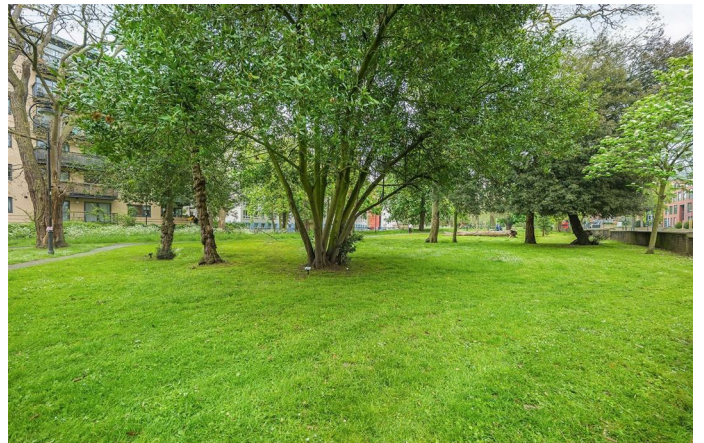
A bright home with a double bedroom and large roof terrace within a modern development. The open-plan reception boasts floor to ceiling windows, bathing the space with light yet still allowing privacy due to the elevated, set-back position. This heart of the home has generous proportions in which to lounge, dine and cook. The contemporary kitchen wraps around ergonomically, offering ample storage. This sociable space flows out to the South-West facing private terrace, a sizeable spot ready to be enjoyed the moment the weather permits. Enjoy all year greenery with views across Rush Common, on into the evening with sunset skies. Also boasting access to the terrace, the bedroom is sizeable with large windows, glazed to modern standards for additional peace and quiet. The bathroom is modern with a bathtub plus overhead shower. Storage is provided within a cupboard in the entrance. The apartment benefits from high energy efficiency reducing bills, and the development enjoys secure shared bike storage and a lift. Residents off-street permit parking is also available for a nominal annual fee.

## Features

- One double bedroom
- South-West facing private terrace
- Secure modern build
- Overlooking Rush Common
- Bright and private
- Lift and bike storage
- Brockwell Park and Lido close by
- Central Brixton a seven-minute walk
- Herne Hill a ten-minute stroll
- Victoria Line, Overground and Thameslink trains

Council tax band C    EPC rating B (83)

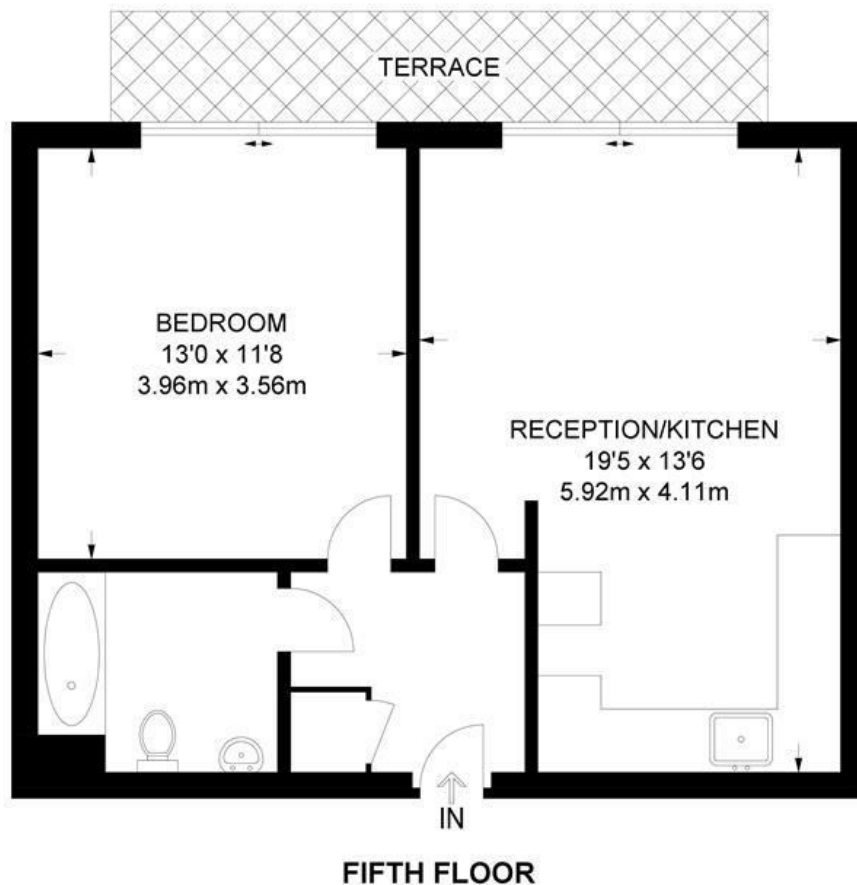




Hicken Road, Brixton, SW2

**Hicken Road, SW2**  
**1 Bedroom House**

APPROXIMATE GROSS INTERNAL AREA: **502 SQ FT / 46.6 SQ M**



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.



Hicken Road, Brixton, SW2

