



**Effra Parade, Brixton, SW2**

1 bedroom flat to let

**£392 Per Week**

Furnished

## Property Details

Keating Estates are delighted to offer a well-proportioned one double bedroom flat in a modern development a stone's throw from Brockwell Park. Brockwell Park is one of Lambeth's award-winning parks and one of South London's most popular hotspots. The pubs and restaurants in Herne Hill, the Sunday market and the train station are all on your doorstep. A ten-minute walk in the other direction you have all the amenities on offer in Brixton with fantastic transport links into central London, and an array of lively bars and restaurants.

With over 520 square feet of internal living space, this beautifully presented apartment feels like a home the moment you walk through the door. The property comprises a spacious double bedroom, the open plan reception is bright and airy, with floor to ceiling windows which flood the room with light, with plenty of space for a dining table, this room is perfect to entertain, relax and dine. The kitchen is modern with plenty of storage space and the bathroom is neutrally decorated.

The flat is a short walk from both Clapham and Brixton and all that these two in-demand areas have to offer. Brockwell Park is within close proximity and a wide selection of local transport links which include Brixton tube and rail station (a fifteen-minute walk), three tube stations in Clapham (Northern Line), Herne Hill station (British Rail) and numerous bus links which take you down the hill to Brixton tube within a few minutes and then through and onto Central London. Just around the corner is the lovely Elm Park Tavern and it is only a short stroll to the celebrated amenities in Herne Hill.

**Council tax band C**      **EPC rating C (80)**

## Features

- One bedroom
- Open Plan reception
- Bright and Air
- Secure development
- Prime location



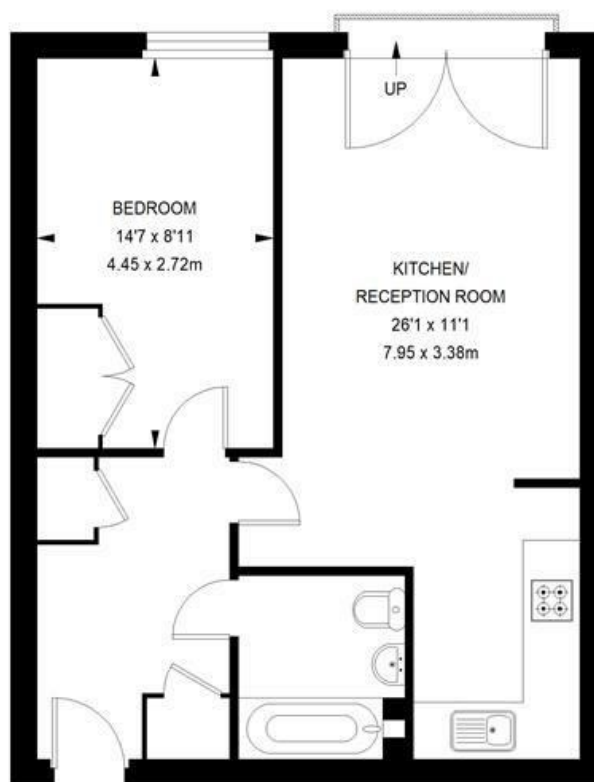
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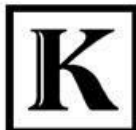
**1 bedroom flat**

APPROXIMATE GROSS INTERNAL AREA:

**537 SQ FT / 49.89 SQ M**



**SECOND FLOOR**



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.

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