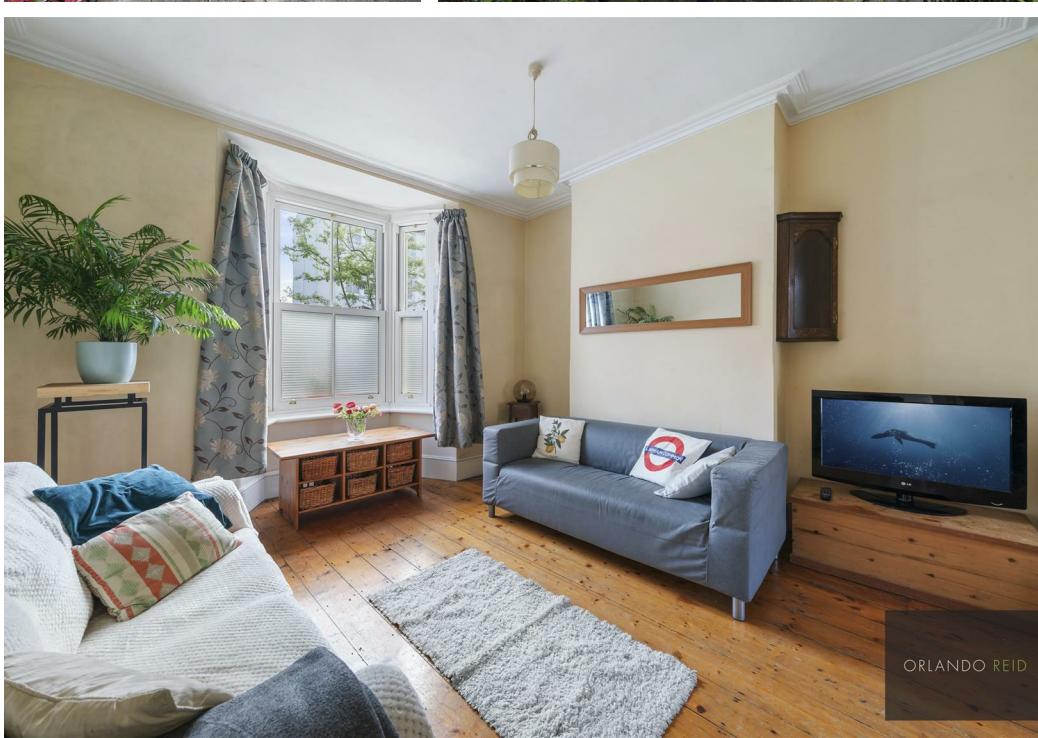


36 Burgoyne Road, Brixton, London, SW9 9QJ

£950,000

Council Tax Band: E

ORLANDO REID
MANCHESTER



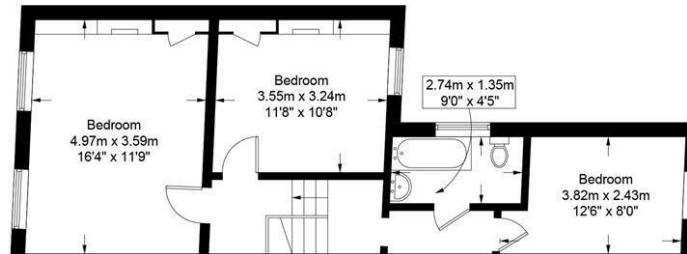
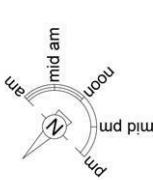
A classic Victorian family home located on a peaceful cul-de-sac, on a most desirable residential area, within walking distance to Brixton, Clapham and Stockwell.

Seven minute's walk from Brixton underground, This charming and characterful home is incredibly peaceful, especially for its zone 2 central London location. Perfect for anyone who wants to be close to the action – just a short stroll from POP Brixton, the iconic Ritzy Cinema and Windrush Square: everything on your doorstep, but tucked away within this quiet network of terraced streets. The wonders of Brixton Village are a couple of minutes' walk and purchasers will be able to sample the culinary delights of a different nation's cuisine every day.

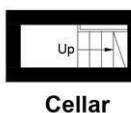
Burgoyne Road, SW9

Approximate Gross Internal Area = 1148 sq ft / 106.7 sq m

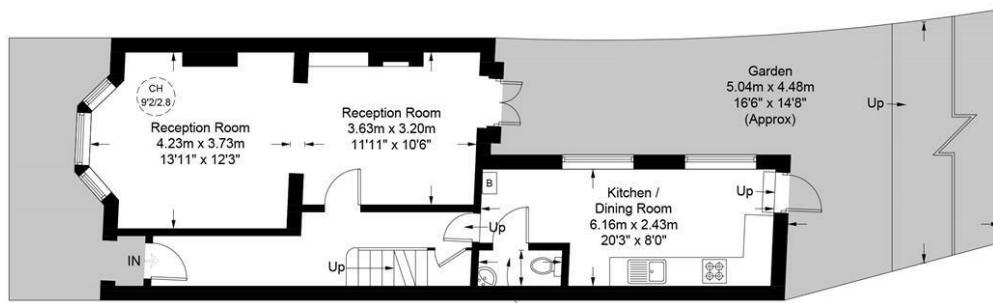
Cellar = 21 sq ft / 2.0 sq m



First Floor



Cellar



Ground Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Certified
Property
Measurer

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		
67		
England & Wales		
EU Directive 2002/91/EC		