

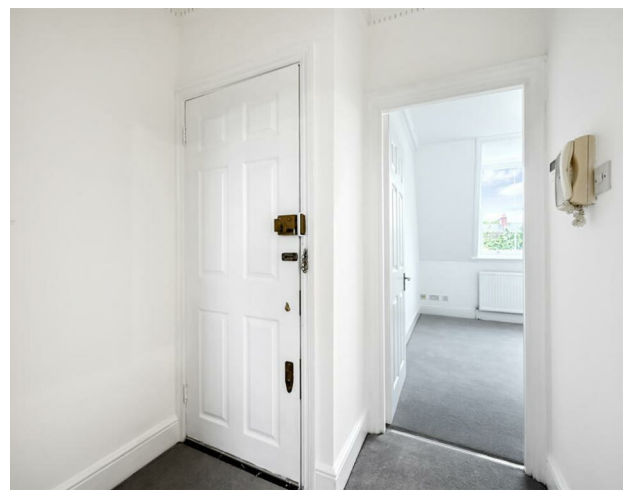
Flat 7, 162 Brixton Road, London, SW9 6AU

Asking price £340,000

EPC Rating: D Council Tax Band: D

Avrasons

Est. 1965



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A bright and well presented one bedroom top floor flat set within an attractive period conversion on Brixton Road, ideally located for Oval, Stockwell and Brixton stations.

This charming one bedroom apartment offers approximately 421 sq. ft. of internal living space and is ideal for first time buyers, professional couples, investors or anyone seeking a well connected London home close to excellent transport links and local amenities.

The property comprises a spacious and naturally bright reception room with large sash windows, a separate fully fitted kitchen, a modern newly decorated bathroom/WC and a generous double bedroom with extensive built-in wardrobes and useful storage. The flat has been freshly redecorated throughout in neutral tones and further benefits from gas central heating.



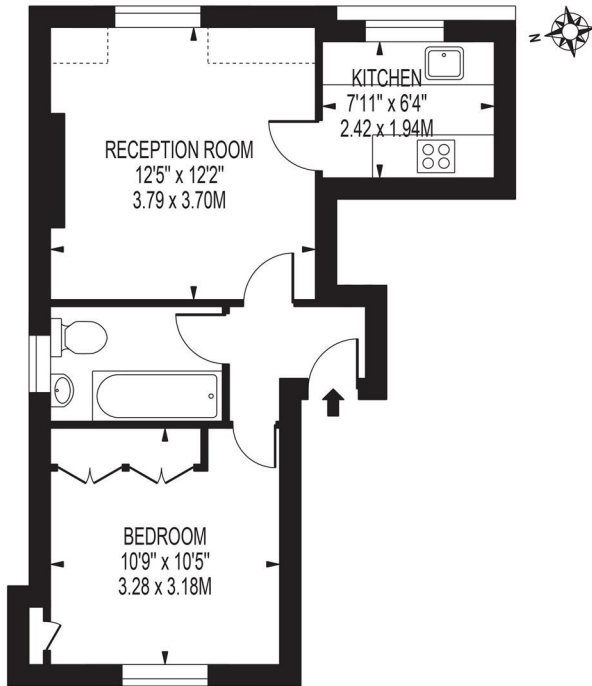


16-18 Brixton Road
 London
 Oval
 SW9 6BU
 02075824011 - Option
 sales@avrasons.co.uk

BRIXTON ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 391 SQ FT - 36.30 SQ M
 (INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 12 SQ FT - 1.15 SQ M



SECOND FLOOR

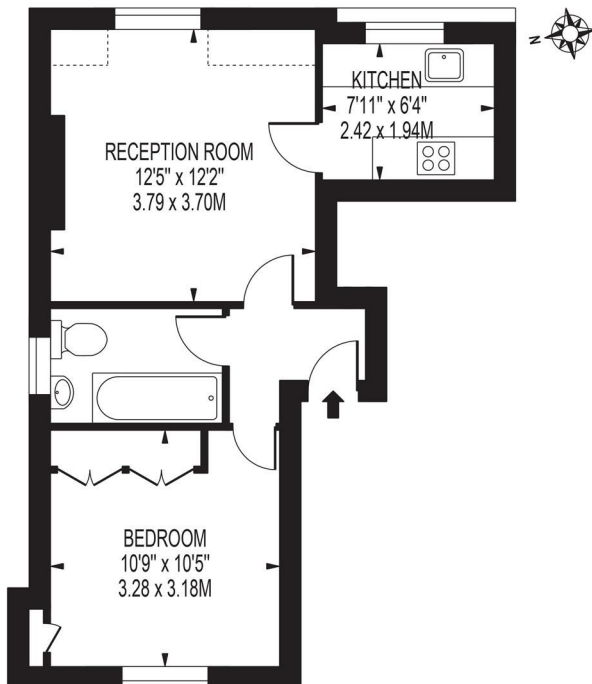
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	