

1 Bed Flat In Newson House 123 Loughborough Park, Brixton, SW9 8FU £101,250





## SHORT DESCRIPTION

Property Ref: 14416 We are pleased to present an exceptional Flat located at Newson House, 123 Loughborough Park, SW9. This wonderful residence boasts 1 bedroom, 1 bathroom, and 1 living room, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience of a Balcony and Parking. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home... The property has a fantastic location in terms of shops, restaurants, parks, and public transport. The heating is a communal system that comes into the flat and then via standard radiators..... Property Type: Flat Full selling price: £101250.00 Tenure: Leasehold Remaining lease (In Year): 117 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £1767.36 Council tax band: C EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied



Bed Room(s)



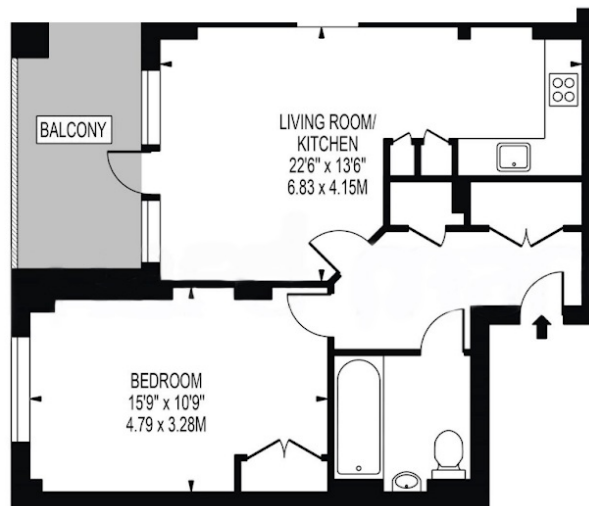
Bath Room(s)



Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



NEWSON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 553 SQ FT - 51.33 SQ M



# EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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