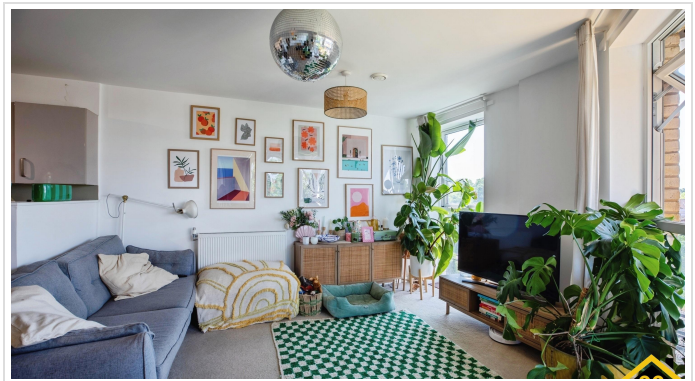


## 2 Bed Flat In Lightford House 105 Loughborough Park, Brixton, SW9 8FS

£247,500





## SHORT DESCRIPTION

Property Ref: 14929 We are pleased to present an exceptional Flat located at Lightford House,105 Loughborough Park, SW9. This wonderful residence boasts 2 bedrooms, 2 bathrooms, 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 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. Brixton Village is just a six-minute stroll down the road. Purchasers will have all the local amenities on the doorstep, but enjoy peace and quiet, tucked away in this well-maintained modern development. The lush, open spaces of the award-winning Brockwell Park are a ten-minute walk away. The restaurants, cafes, and the French market in the village-esq Herne Hill are all within easy walking distance, as well as being within the catchment of outstanding schools in Herne Hill.The transport links are excellent, with the start of the Victoria Line in close proximity at Brixton tube, plus the trains at Brixton overground station, and Thames Link services from Loughborough Junction. Property Type: Flat Full selling price: £550000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 45% Share price: £247500.00 Monthly rent based on 45% share: £851.22 Remaining lease (In Years): 117 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £1600.44 Council tax band: D EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Outside Space: Communal Garden, Balcony Parking: On street Heating Type: Solar Water Possession of the property: Occupied

2

Bed Room(s)

2

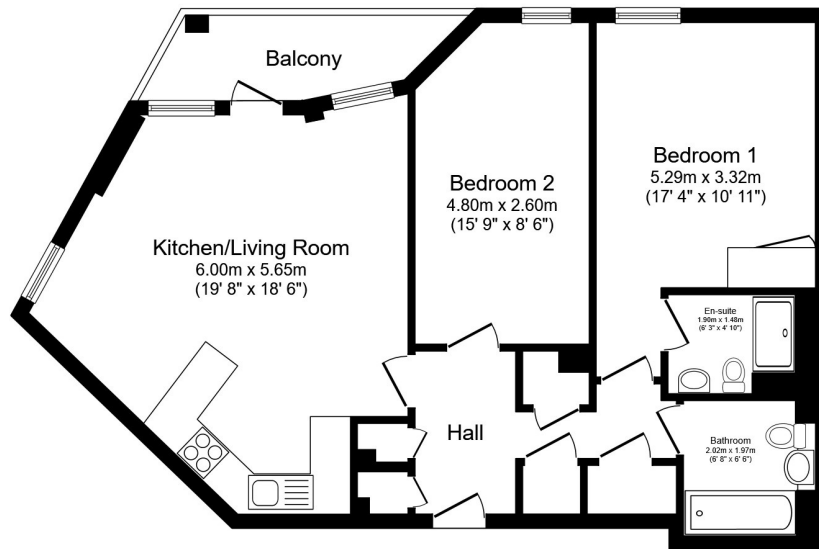
Bath Room(s)

1

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.



Total floor area 71.4 sq.m. (769 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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