

## 1 Bed Flat In Newson House 123 Loughborough Park, Brixton, SW9 8FU £220,000





## SHORT DESCRIPTION

Property Ref: 15923 An exceptional one-bedroom 9th floor apartment completed in 2019, ideally located between Brixton and Herne Hill. Beautifully finished throughout, the flat offers a bright open-plan living space with a fully fitted kitchen, a generous double bedroom, a contemporary bathroom, and excellent built-in storage. A real highlight is the private ninth-floor balcony with extensive, far-reaching views — from the City, across Herne Hill to Crystal Palace. The building is well maintained and the property also benefits from on-street parking (where permitted). Perfectly suited to first time buyers, couples, professionals and investors, the apartment is superbly placed for green space and local life: Brockwell Park and Herne Hill are within a 10-minute walk, while Brixton Market (restaurants, food and independent shops) is around 7 minutes away. Transport links are excellent, with Brixton Underground (Victoria line) and Thameslink services within approximately a 10-minute walk, providing quick access into central London and beyond. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or couples seeking a place to call home.

Property Type: Flat Full selling price: £440000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 50% Share price: £220000.00 Monthly rent based on 50% share: £643.12 Remaining lease (In Years): 119 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £1683.72 Council tax band: D EPC rating: B Measurement: 569 sq.ft. Possession of the property: Occupied

1

Bed Room(s)

1

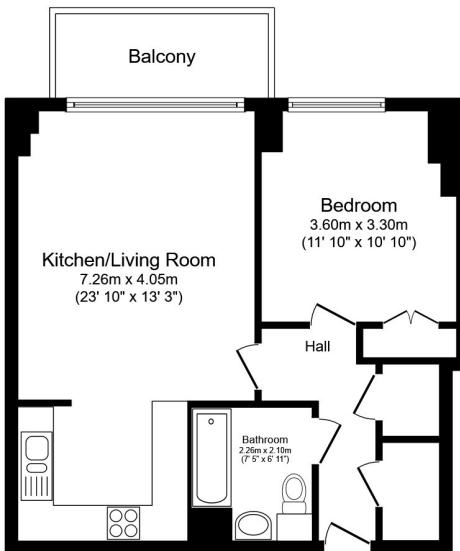
Bath Room(s)

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.



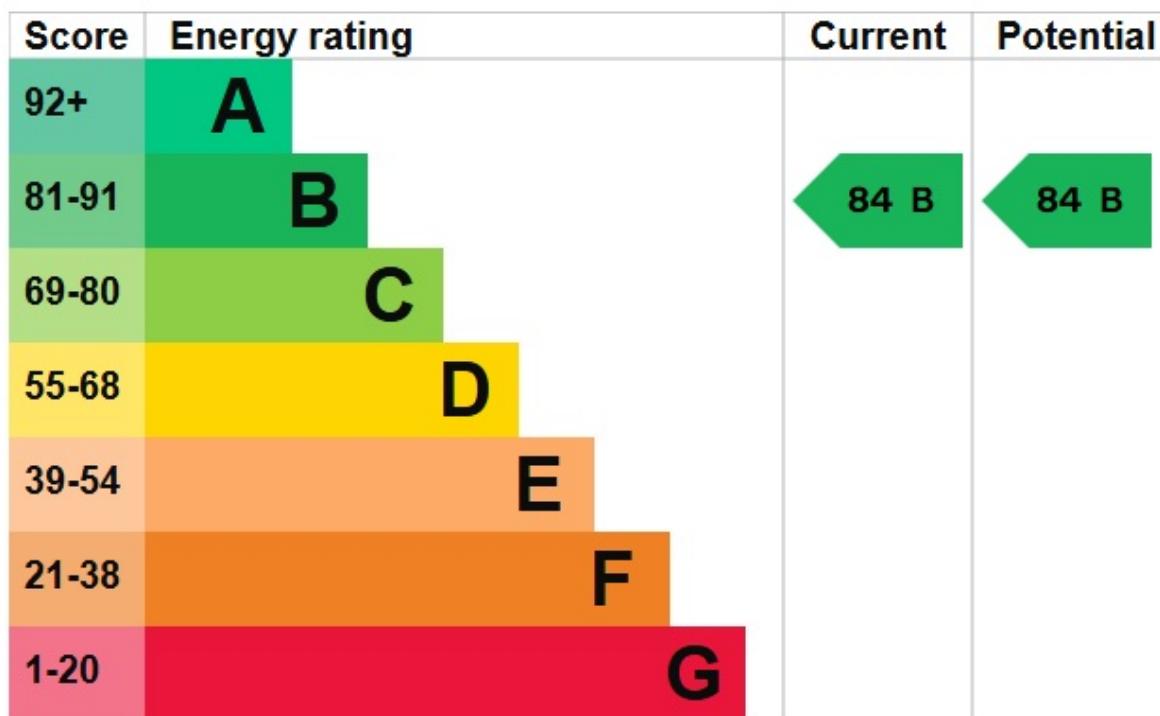
Total floor area 52.8 sq.m. (569 sq.ft.) approx

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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