

99Home Ltd.

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3 Bed Apartment In Farlow House 115 Loughborough Park, Brixton, SW9 8FY

£150,000





SHORT DESCRIPTION

Property Ref: 16236 Set on a desirable, well-kept estate within easy reach of Brixton's vibrant cultural and dining scene. Brixton tube and Loughborough Junction Station are approximately 10 minutes' walk, providing fast connections into Central London, with Oxford Circus reachable in around 12 minutes. The location benefits from excellent access to green space, with Brockwell Park and Ruskin Park nearby, as well as attractive communal gardens within the development. Families are well served by Evelyn Grace Academy and a wide choice of independent nurseries and pre-schools. Brixton Village and Pop Brixton offer an outstanding selection of cafés, restaurants, and local amenities 10 minutes' walk away. This wonderful residence boasts 3 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 of a Balcony and Communal, Permit 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. Property Type: Apartment Full selling price: £600000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £150000.00 Monthly rent based on 25% share: £1281.38 Remaining lease (In Years): 116 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £1600.44 Council tax band: E EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied.

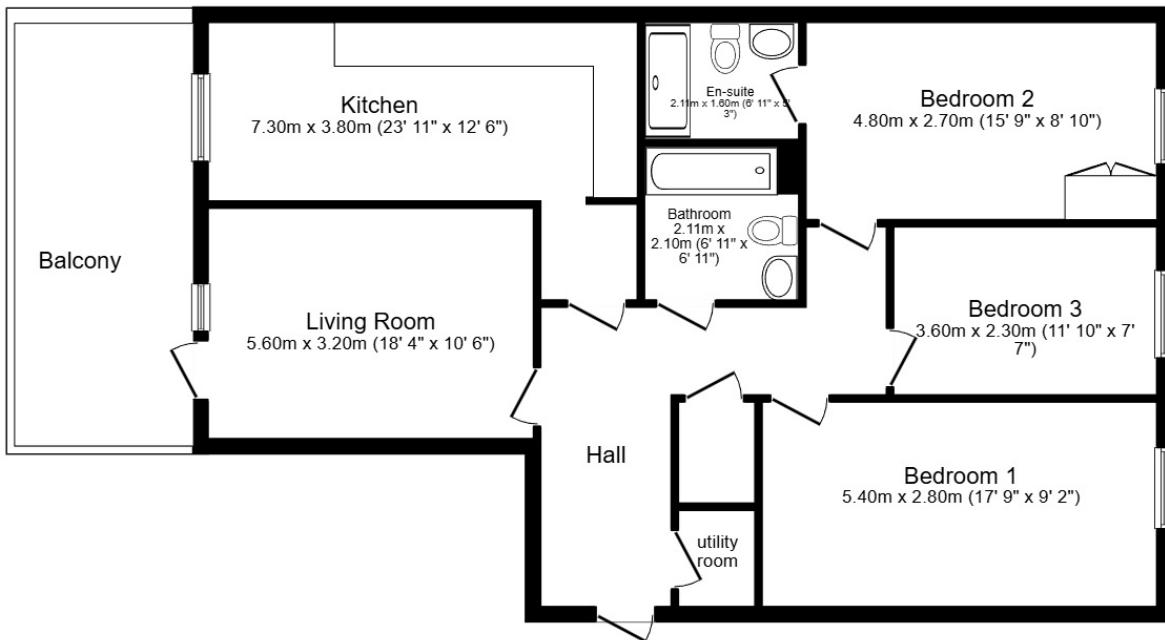
3
Bed Room(s)

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.



EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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