



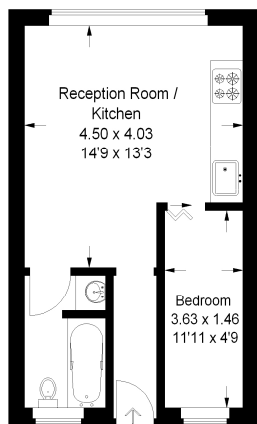
Lambert Road , SW2

£275,000



## Austin House, SW2

Approximate Gross Internal Area  
28.9 sq m / 311 sq ft



### Second Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		82	83
Directive 2002/91/EC			

- One bedroom
- Central Brixton
- Close to transport links
- Purpose built



**\*Chain Free\*** A second floor 1 bedroom purpose built flat for sale on Lambert Road SW2. Located just off Brixton Hill, this well appointed flat offers fantastic links into The City via bus or Brixton mainline station, and Brixton Tube station. There are an eclectic range of restaurant & shopping amenities in central Brixton along with the very popular Ritzy Cinema. The flat has a bright open plan living space/kitchen, 1 bedroom and bathroom with utility area. Brockwell Park with its lido & trendy cafe are accessible, together with the delightful restaurant & shopping amenities that central Herne Hill offers. Viewings available now. EPC: C

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