

Modern 2 Bed 3rd Floor Apartment

With Juliet balcony and parking

37 Effra Parade

London

SW2 1PF

Shared Ownership Available Now

£148,750 - 35% share



Full Value: £425,000

Share for Sale: 35%

Purchase Price: £148,750

Monthly Rent: £476.99

Monthly Service Charge: £67.39

Rent & service charges are reviewed on 1st April each year



2



1



1



Yes



0.5 mi



Juliet
balcony

2 Bed 3rd Floor Apartment with Juliet balcony and parking

The property forms part of a modern popular development of apartments on Effra Parade, a short residential street, which runs between Railton Road to the North East and Dulwich Road/ Brixton Water Lane to the South West, close to Effra Road. Constructed approximately 2006.

Brixton Town Centre with a wide range of shopping facilities and Herne Hill are within half a mile to the North and South East respectively. Water Lane has local neighbourhood shops.

Brockwell Park is nearby to the South.

Nearest Tube station: Brixton (Zone 2) served by the Victoria Line.

Nearest Stations: Brixton and Herne Hill - National Rail.

Bus routes nearby: Bus routes 3, 37 & 196 stop at Dalberg Rd; 322 stops at Railton Rd; 690 stops at Dulwich Rd; 2, 432 & 415 stop at Tulse Hill; and P5 stops at Acre Ln.

The property located on the 3rd floor comprises:

- **Entrance:** hallway leading to...
- **Living Room:** (5.20 m x 6.50 m) lounge with doors opening up to Juliet balcony overlooking courtyard. Fully carpeted.
- **Kitchen:** (4.20 m x 3.0 m) Beech base and wall units with Brown spec worktop. Integrated hot point electric oven and hob. Space for fridge freezer and plumbing for washing machine. Vinyl flooring.
- **Bedroom 1:** (3.00 m x 3.85 m) Double fitted wardrobe. Fully carpeted.
- **Bedroom 2:** 3.00 m x 3.85 m () Fully carpeted.
- **Bathroom:** White suite comprising panelled bath with shower over, WC and hand washbasin with mirror and light over. Part tiling around the bath. Stainless steel towel rail. Storage space. Vinyl flooring.

Outside: Parking: allocated space for one car Juliet balcony.

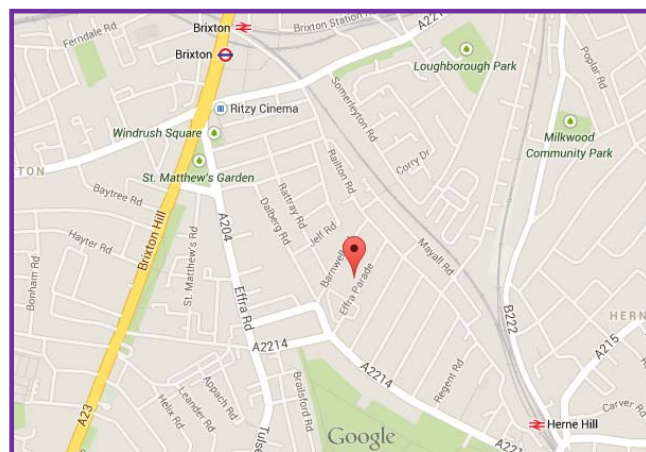


To view this property

Please contact the current owner by visiting the Family Mosaic website to send a text message to the seller with your contact details. You will receive a text message confirming your enquiry has been sent. The seller will contact you to arrange a viewing.

If after viewing the property you would like to be considered to buy the property please contact us or email your contact details to resident.sales@familymosaic.co.uk. You will need to be registered and approved by Family Mosaic. Please visit our website familymosaic.co.uk and download the application form and return to us. Some properties may require Local Authority approval and other requirements.

The property details on this information leaflet have been provided by the current leaseholder not by Family Mosaic. Please ask us anything else you need to know *before* you arrange a visit.



IMPORTANT NOTICE - In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the service, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges, rent and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange.

SAT NAV Postcode:
SW2 1PF

This Sales Particulars produced 14/07/15

FIRST STEPS
to home ownership In London

Contact us today
resident.sales@familymosaic.co.uk