

## 2 bed apartment to buy in SW2

Effra Road, London, SW2 1NA

**£270,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Immediate exchange of contracts
- ✓ Being sold via Secure Sale
- ✓ Great Location
- ✓ Close to Brockwell Park
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Community Scheme
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A well presented two-bedroom flat offering bright and generously sized accommodation throughout.

Situated within a well-maintained residential block, this property features two double bedrooms, a spacious living room, a fitted kitchen and a family bathroom.

Conveniently located close to local amenities, transport links and green spaces.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 32

Annual Ground Rent Amount: £30.00

Annual Service Charge Amount: £2,892.00

Price: Starting Bid £270,000

Property Type: Apartment

Parking: Off Street

Year built: 1970

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Community Scheme

Electric: National Grid


Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No



| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         |   |
| (69-80) <b>C</b>                                   |         | 76  |
| (55-68) <b>D</b>                                   | 66      |   |
| (39-54) <b>E</b>                                   |         |   |
| (21-38) <b>F</b>                                   |         |   |
| (1-20) <b>G</b>                                    |         |   |
| <i>Not energy efficient - higher running costs</i> |         |   |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC  |

Effra Road, London, SW2 1NA

Contact your local branch today for more information on this property:

**7 Bath Road, Hounslow, Middlesex, TW5 9AX, Tel: 02085772777, <https://www.lmark.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

