



Kennington / Oval Sales, 4-6 Clapham Road, London SW9 0JG
T 020 7820 4100 E ovalsales@ludlowthompson.com W www.ludlowthompson.com

MERVAN ROAD BRIXTON



SOLD

REF: 2282790

3 Bed, Conversion Apartment, Permit Parking

Split-Level - Minutes from Brixton Centre - Chain Free - Share of freehold - Approx. 930 sq ft. - Two Bathrooms

Beautiful split level Victorian conversion property situated on this tree lined street within a short walk of Brixton Town Centre. Offered with Share of Freehold and Chain Free. This three bedroom, two bathroom property is in great condition. It also has large sash windows throughout, allowing light to flood through the property. Very close to The Ritzy, trendy bars and restaurants, high street shops and popular markets. Excellent transport links to make your morning commutes hassle free with ... **continued below**

Train/Tube - Brixton, Loughborough Junction, Clapham North, Denmark Hill

Local Authority/Council Tax - Lambeth

Tenure - Share of Freehold

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Reception Room



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom 1



Bathroom 2



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Kitchen



Reception Room



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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This three bedroom, two bathroom property is in great condition. It also has large sash windows throughout, allowing light to flood through the property. Very close to The Ritz, trendy bars and restaurants, high street shops and popular markets. Excellent transport links to make your morning commutes hassle free with Brixton Tube and Rail only 7 minutes walk away. There are also consistent bus routes at the end the street.

Call 020 7820 4141 to book a viewing now

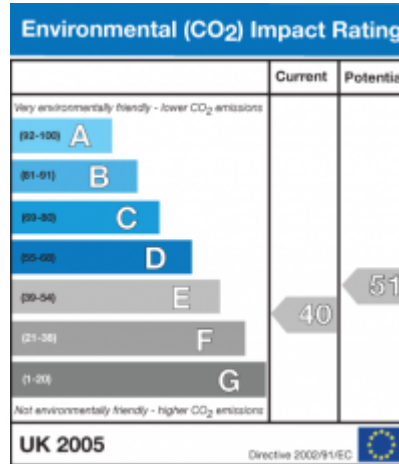
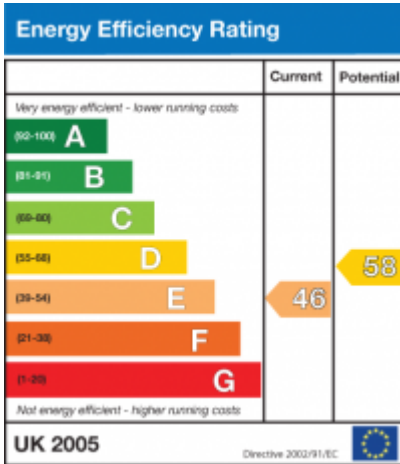
Tenure Details

Tenure - Share of Freehold

Lease Length - 998 years



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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Kennington / Oval Sales Office quoting 2282790

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.