

Archbishops Place, Brixton Hill SW2

Tenure: Freehold Borough: Lambeth

£875,000

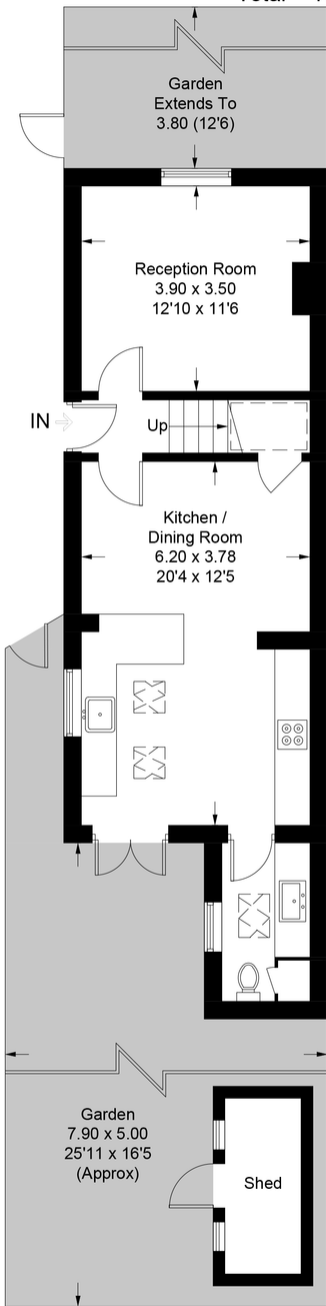
- **Stunning three bedroom Victorian house**
- **Quiet residential no-through road**



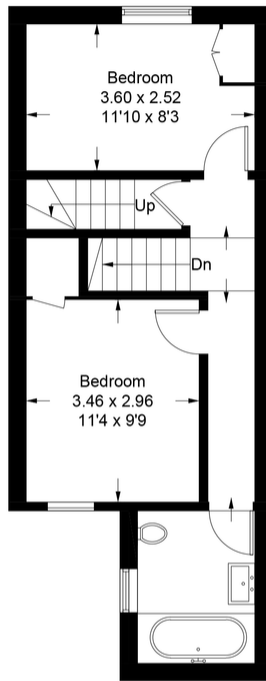
This freehold Victorian house is offered in a beautiful modern condition, whilst retaining its period features and charm. The ground floor comprises bright separate reception room and a wonderful open plan kitchen-dining room, leading onto the courtyard garden, plus a utility room with w/c. The first floor has two good sized double bedrooms and a modern traditional bathroom and the loft offers a third bedroom, with an ensuite and dressing area. The house is a short walk to Brixton centre, the Victoria Line tube station and plenty of shops, well regarded pubs, bars, cafes and restaurants. The open spaces and lido at Brockwell Park are also only a short walk away.

Archbishops Place

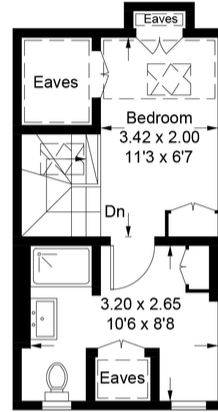
Approximate Gross Internal Area = 99.4 sq m / 1070 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 6.4 sq m / 69 sq ft
 Total = 105.8 sq m / 1139 sq ft (Excluding Shed)



Ground Floor



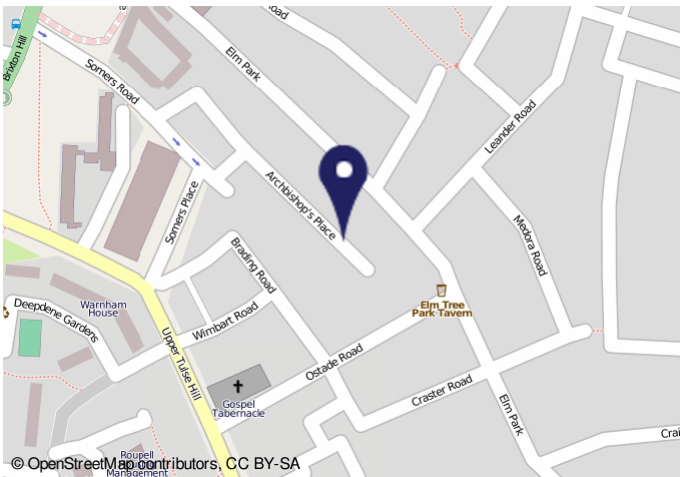
First Floor



Second Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID812458)



11032, 1030-000 Energy performance certificate (EPC) - Private energy certificate - 02/04/20

Energy performance certificate (EPC)	
14 Applications from 12/01/20	Energy rating: D
Valid until: 1 May 2025	Certificate number: 0026-2882-7841-0100-0020
Property type: Semi-detached house	
Total floor area: 85 square metres	

Rules on letting this property
 Properties can be rented if they have an energy rating from A to E.
 If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [more on the conditions on the availability and availability check here](#) or [visit the Energy Performance Certificate website](#).

Energy efficiency rating for this property
 This property's current energy rating is D. It has the potential to be B.

The graph shows this property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient). Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

Score: Current: **D** Potential: **B**

For properties in England and Wales: the average energy rating is D, the average energy score is 60.

Important Notice
 In accordance with the Property Misdescriptions 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 services, 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 and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.