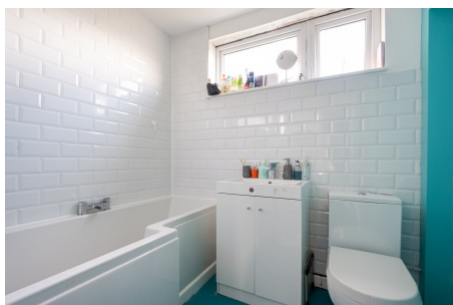


## Chalice Way, Brixton Hill SW2

Tenure: Leasehold Borough: Lambeth

**£440,000**

- Wonderful three double bedroom maisonette
- Private garden



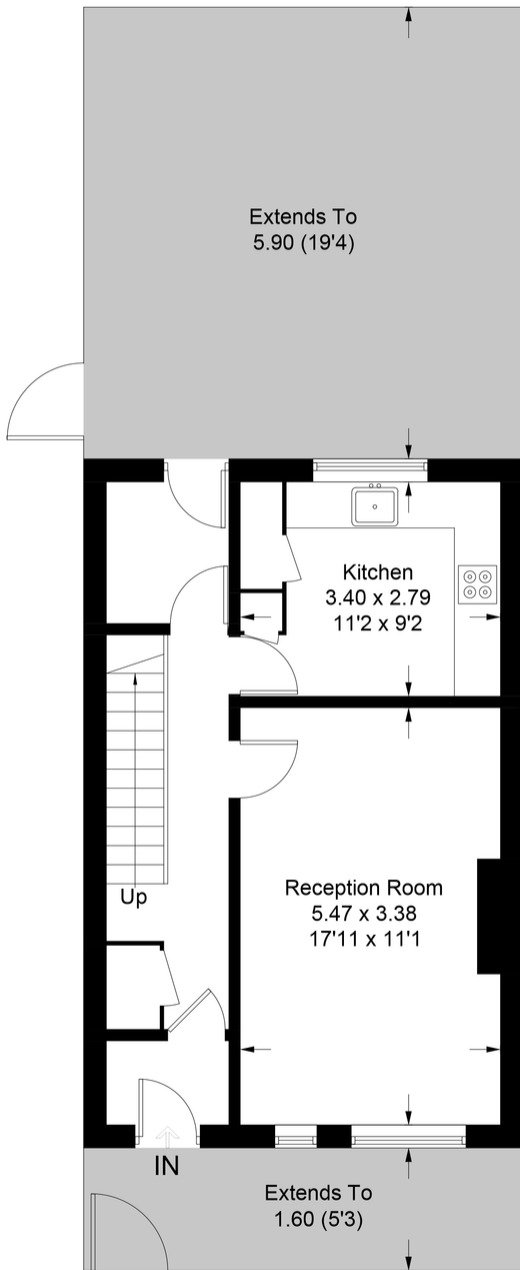
The maisonette is arranged over the ground and first floor, with direct access to a recently redesigned private garden and benefits from modern kitchen and bathroom in addition to three well proportioned bedrooms and a large reception room. As well as excellent travel links the property is a short walk from the Brockwell Park and lido, plus other local parks and green spaces. Free parking is available on the estate which offers a friendly community feel.

Tenure: Leasehold

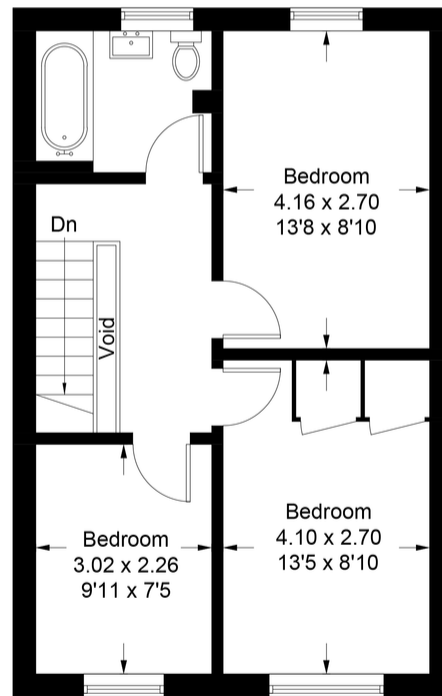
Lease length: 89 years remaining

# Chalice Way

Approximate Gross Internal Area = 86.8 sq m / 934 sq ft  
(Including Void)

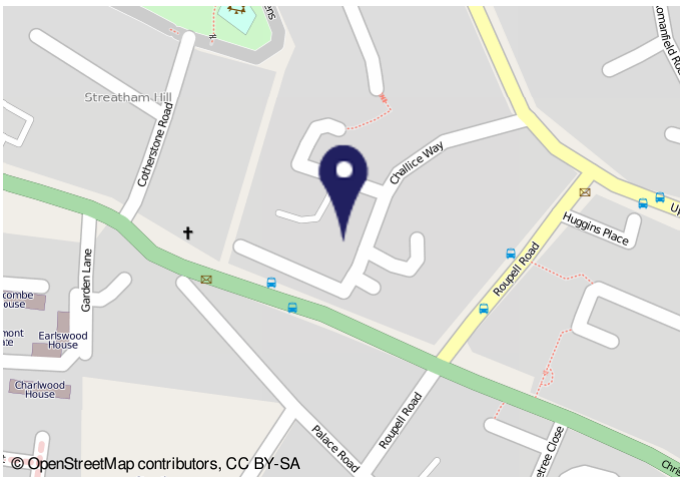


**Ground Floor**



**First Floor**

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. (ID867049)



0000221\_0010 Energy performance certificate (EPC) - Floor energy certificate - 0001/08

Energy performance certificate (EPC)	
11 Chalice Way, Hove, Brighton BN1 3PH	Valid until: 7 June 2022
Current energy rating: <b>C</b>	Certificate number: 0001_0010_1102_2202_0010
Property type: Ground-floor maisonette	
Total floor area: 84 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 additional information on the exemptions and exemptions rules [here](https://www.gov.uk/government/guidance/energy-ratings-for-rented-properties).

**Energy efficiency rating for this property**

The property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency](#)

The graph shows the 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.

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.