



Brixton Hill

Our Development

244 Brixton Hill

244 Brixton Hill is a 3rd floor extension which provides two new build 2-bedroom flats. This high-end development is located just a 15 minute walk to Streatham Hill Station or a 6 minute bus ride to Brixton Station and the Victoria Line. 244 Brixton Hill is ideally

located to benefit from the vibrant and highly desirable hotspot of Brixton and also the ever popular Streatham. This boutique development consists of just two 2-bedroom flats that all come with a new 125-year lease and a 10-year ICW warranty. The flats

are fitted with contemporary matt grey handleless kitchens with white quartz worktops, integrated Bosch (or equivalent) appliances and oak engineered wood flooring with underfloor heating throughout.



2 'Internal images are CGI's (from one of the developers' previous schemes) and give a general indication of the specification'.



Transport
244 Brixton Hill



Streatham Hill Station
(Southern) – 0.7 miles
(15 min walk)



Brixton Underground
(Victoria Line) – 1.1 miles
(21 min walk)



#45/109/133/250
Brixton Underground – 11 mins

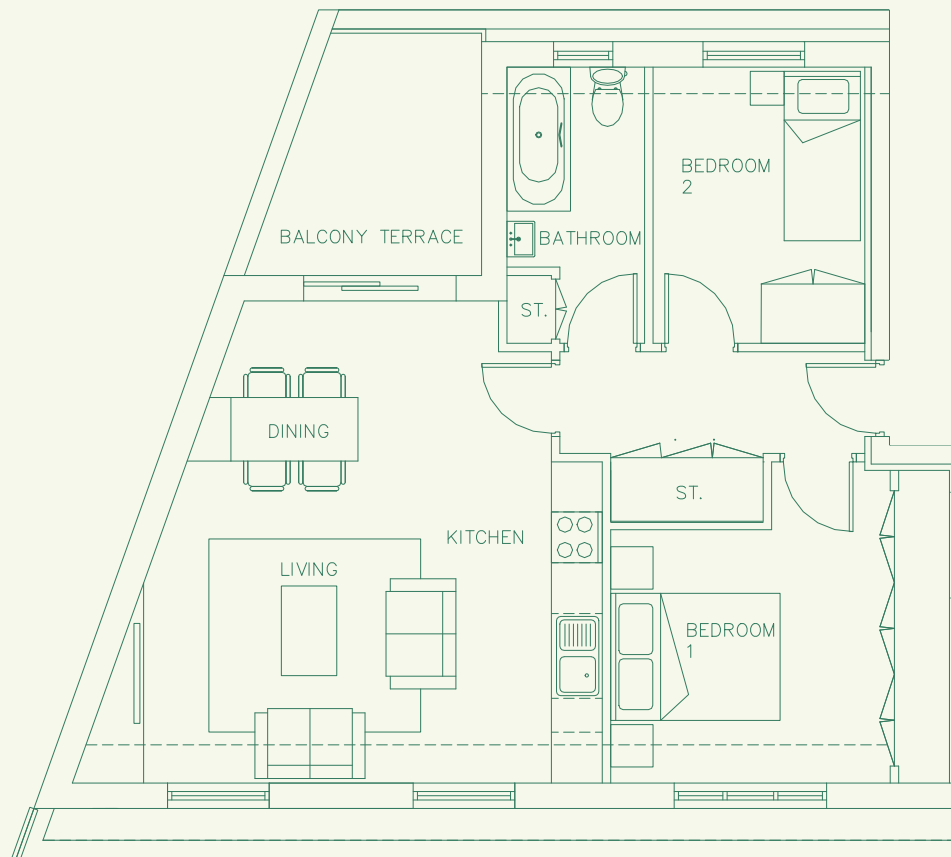


Floor Plans
244 Brixton Hill

Apartment Five

Third Floor
2 BEDROOM // 62.2 m2 / 670 sqft

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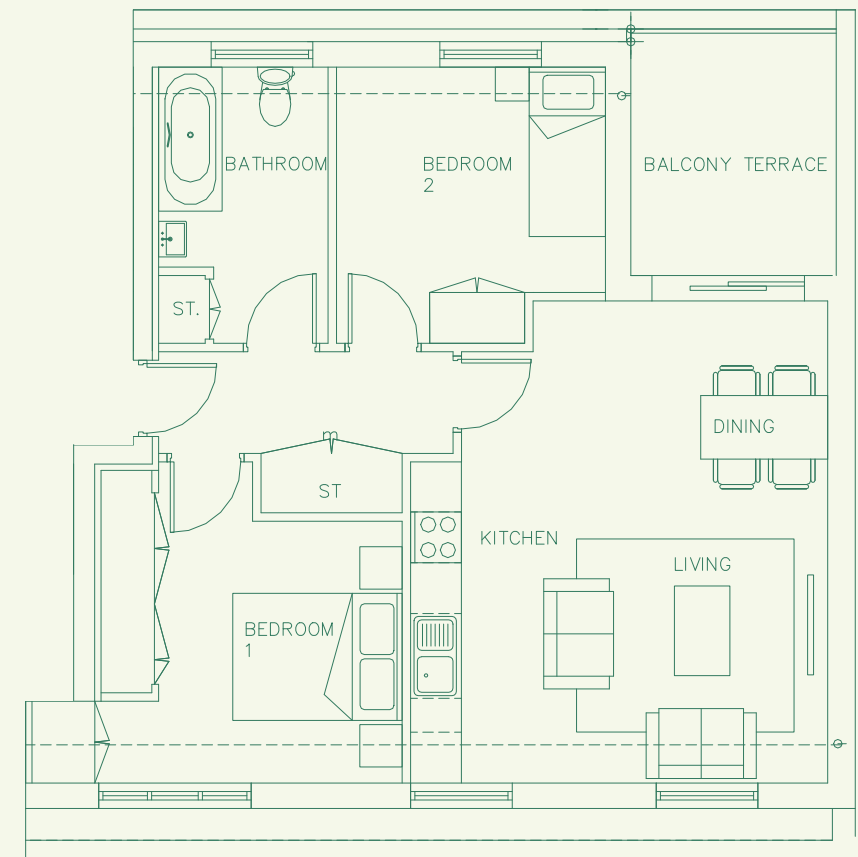


*DISCLAIMER : Floor plans are intended to give a general indication of the proposed layout only.

Apartment Six

Third Floor
2 BEDROOM // 61.4 m2 / 661 sqft

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Specification

244 Brixton Hill

KITCHEN

- Matt grey kitchens with built-in appliances to include oven, ceramic hob, extractor, washer, dishwasher and fridge freezer (Bosch or equivalent)
- White Quartz worktops
- Engineered light grey oak flooring
- Low energy recessed spot lighting

BATHROOMS & SHOWER ROOMS

- White sanitaryware, back to wall toilets with soft close seats
- Matt black sink & shower mixer taps and shower heads.
- Vanity units and cabinets to bathrooms
- Heated towel rails
- Ceramic tiles to floors, full height tiled walls to shower rooms and bathrooms

GENERAL

- Dry-lining system to internal walls and Gyproc system to ceilings with painted finishes
- Engineered oak flooring to hallways and living rooms
- Brushed steel sockets and switchplates
- Independent full gas fired central heating system with underfloor heating and wifi controlled thermostats
- White internal doors with painted frames
- Fitted wardrobes to main bedrooms, with hanging rails and shelving
- MDF painted skirtings and architraves
- Video door entry system
- Multi socket (power/aerial/satellite/BT) to living room
- TV point to bedrooms
- Mains operated smoke detectors with battery back up
- Decking and external lighting to private balcony

COMMON PARTS

- Wood effect entrance foyer with skirting
- Individual mailboxes



Backed by
HM Government

Help to Buy (HTB) is a government scheme allowing first time buyers of a new flat or house to borrow up to 40% of the property's value (20% outside London). These schemes are available to first-time buyers or homeowners who want to buy a brand-new home with a purchase price of up to £600,000.



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To view 244 Brixton Hill
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