

# Truuli



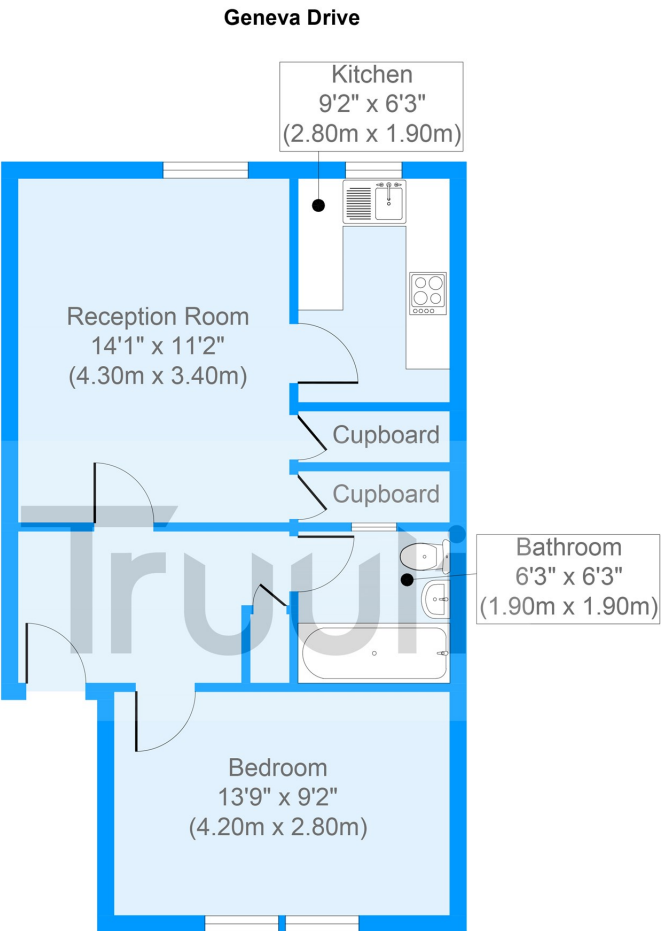
**29 Geneva Drive, London, SW9 8QG**  
£250,000 Leasehold

- Central location
- Priced to sell
- Good order throughout
- Long lease
- Ample storage space
- Excellent transport links

# 29 Geneva Drive, London, SW9 8QG

£250,000 Leasehold

Situated in the heart of Brixton, nearby to the renowned 'Brixton Village' is this well proportioned one double bedroom ex local apartment located on Geneva Drive. The lovely apartment offers spacious and neutrally decorated accommodation briefly comprising; a good size reception room, separate kitchen, modern three-piece bathroom suite and a large double bedroom. Geneva Drive is ideally placed between Brixton BR/Tube (National Rail & Victoria Line) and Loughborough Junction BR (Thameslink). The lively Brixton Village, Market Row and Electric Avenue are all within a short saunter and there is also an abundance of green space to be found locally at Brockwell Park which is also located within close proximity. Further benefits include ample storage space, long lease and off street parking. This property has been competitively priced to allow for a quick sale.



Approximate Floor Area  
494 sq. ft  
(45.90 sq. m)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 to 100) A			(92 to 100) A		
(81 to 91) B			(81 to 91) B		
(69 to 80) C			(69 to 80) C		
(55 to 68) D	56	69	(55 to 68) D		67
(39 to 54) E			(39 to 54) E	50	
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC		England, Wales & N.Ireland	EU Directive 2002/91/EC	

