

# mi-move

MOVING MADE EASY



Hicken Road, London

£400,000

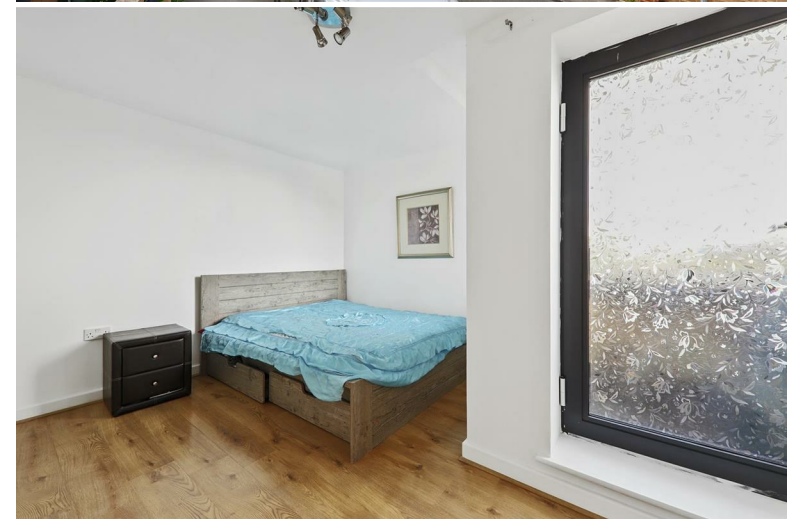


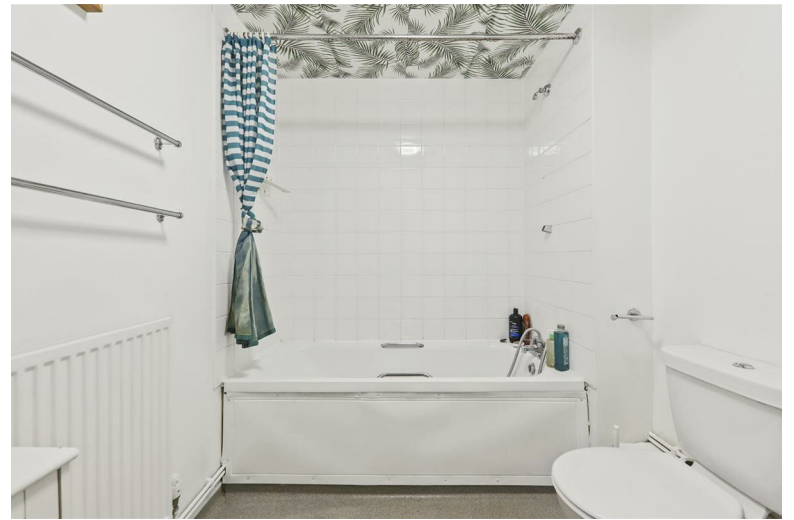
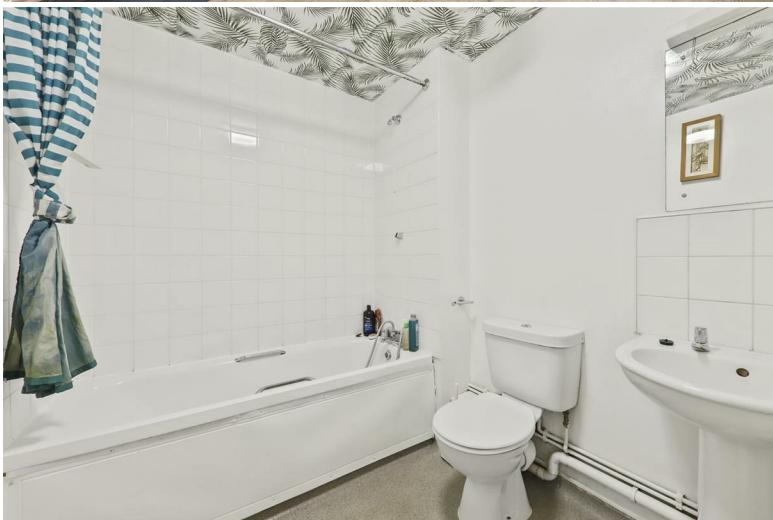
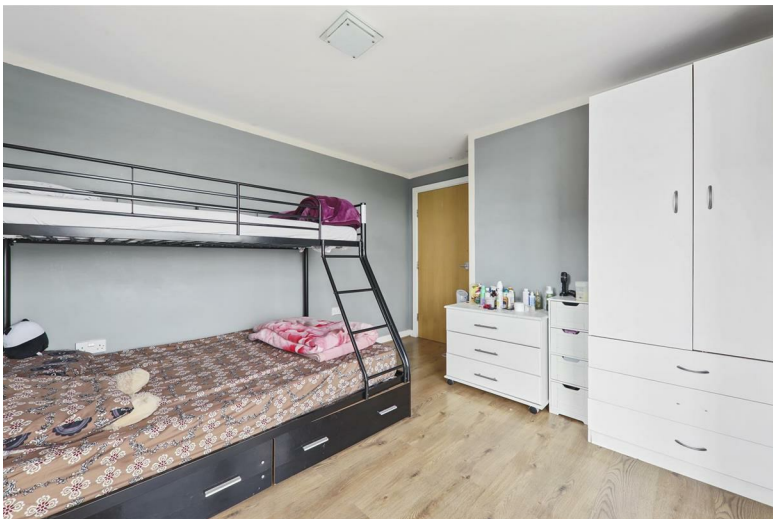
Are you on the lookout for a stylish urban retreat in the heart of trendy Brixton? Look no further than this recently redecorated sixth floor purpose built flat with a sought-after west facing balcony, ideal for sipping your morning coffee or enjoying a relaxing evening sunset.

This lovely property boasts two spacious double bedrooms, modern fittings in the kitchen, gas central heating and full double glazing for maximum comfort and efficiency. The property is presented in excellent decorative condition and with no chain.

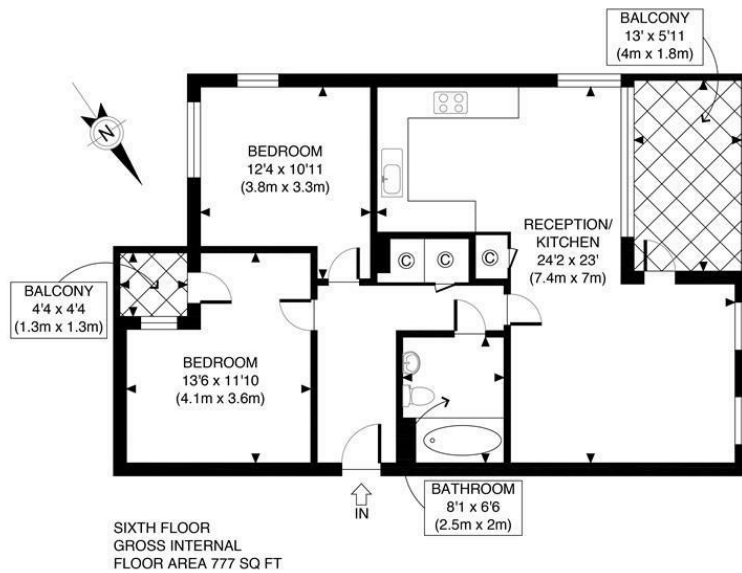
Located within easy walking distance of Brixton tube station and a variety of local shops, cafes and restaurants, you'll have everything you need right on your own doorstep. Plus, with fantastic transport links and nearby points of interest, like vibrant markets and bustling nightlife, you'll never be short of exciting things to do.

Don't miss out on the opportunity to view this impressive property - book a viewing today and make your dream home a reality!

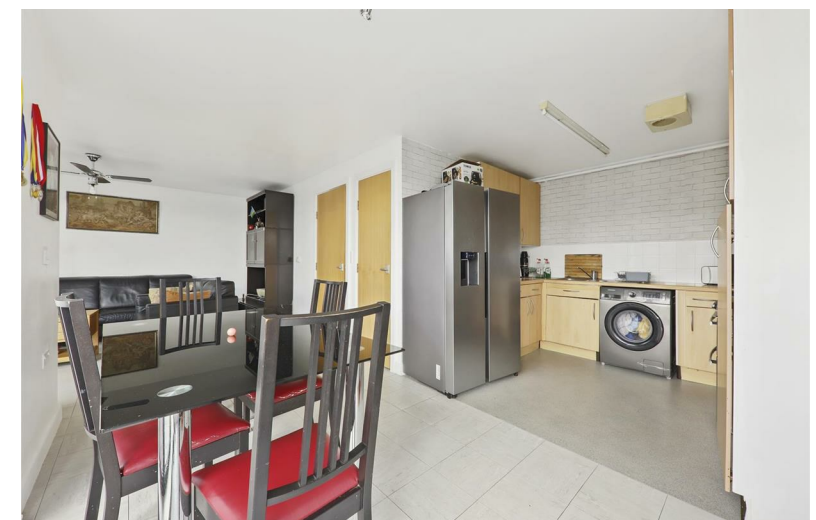








APPROX. GROSS INTERNAL FLOOR AREA 777 SQ FT / 72 SQM	Gale House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 10/05/24
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Mi-Move Limited, 6 Sutton Plaza, Sutton Court Road, Sutton, Surrey SM1 4FS

**Phone:** 020 3538 0558 **Email:** info@mi-move.com **Web:** www.mi-move.com

**Registered in England No:** 07979632 **VAT No:** 132 0989 20

