



**Acre Lane, Brixton, SW2**

2 bedroom house for sale

**£1,000,000**

Freehold

## Property Details

A particularly smart kitchen occupies one half of the space, modern and tasteful with high-end, integrated appliances and stylish gold fittings, offering well-equipped storage and surface options. The central island offers sociable cooking, perfect for entertaining and a more casual dining option/ breakfast bar. The room feeds through to a lovely reception area, offering comfortable dimensions for lounging as well as a large dining table. The garden at the rear is also perfect for entertaining with a handy decked area - ideal for al fresco dining and hosting BBQs. The garden boasts mature flowering plants that really flourish in the warmer months of the year and is not overlooked which is hard to come by in the area. Two well-proportioned double bedrooms comprise the first floor, the principal is peacefully positioned at the rear and comes with significant built-in storage and a truly appealing en-suite bathroom. A tasteful free-standing roll-top bathtub and separate walk in shower occupy this light-flooded space. The second bedroom is equally as comfortable, offering great dimensions for added storage and also has a sleek and modern en-suite bathroom. There is a further reception room tucked away at the front of the ground floor.

## Features

- Two double bedrooms
- Two bathrooms
- Over 1150 square feet of internal space
- 41ft private rear garden
- Modern rear extension
- Bright and airy throughout
- Local amenities of Acre Lane
- Clapham and Brixton stations in minutes

Council tax band E    EPC rating E (47)



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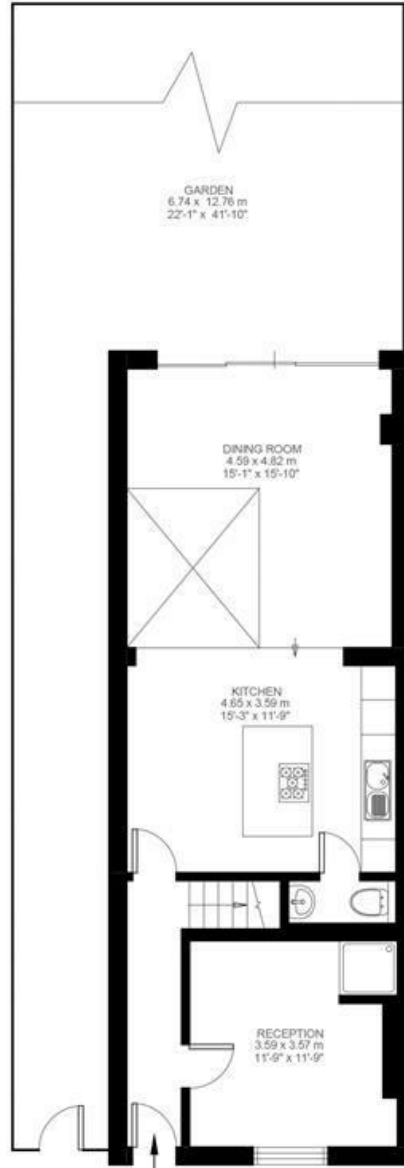
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**2 Bedroom House**

Approximate internal area: **1157 sqft 107 sqm**



First Floor



Ground Floor



While we do try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.



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