



**Lyham Road, Brixton, SW2**

4 bedroom maisonette for sale

**£480,000**

Leasehold

## Property Details

An exceptional three double bedroom, plus study maisonette with garden and own entrance. You can feel the potential from the moment you step inside the private entrance of this redecorated home, an adaptable space to utilise in a way which suits your own needs. Boasting high ceilings and large sash windows, the reception is inviting with room to dine and lounge. The separate kitchen is contemporary with ample storage, generous worktops and vibrant splashbacks. The garden is low-maintenance, to be relished the moment the weather permits, with the opportunity for the new purchaser to create an outdoor oasis. All four of the bedrooms enjoy high ceilings and a neutral finish, three are double rooms, two of which are particularly spacious. The fourth bedroom is currently dressed as a single bedroom, an adaptable room which could easily be repurposed such as into a study. Neutrally presented, the bathroom has both bath and overhead shower, finished with shelving and a heated towel rail. Significant storage space is on offer with two cupboards in the hallway plus access to a loft. Sure to appeal to a wide range of purchasers.

## Features

- Three double bedrooms plus study
- Garden
- Edwardian maisonette
- Own front door
- Almost 900 square feet of internal space
- Separate kitchen and reception
- Brixton and Clapham both within walking distance
- Access to the Victoria and Northern Lines
- Chain-free

Council tax band C      EPC rating D (57)



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**4 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 890 SQ FT / 82.7 SQ M



While we 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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