



Brailsford Road, Brixton, SW2

2 bedroom flat - conversion for sale

£450,000

Leasehold

Property Details

Beautifully presented, the home offers over 600 square feet of internal space, set to the upper floor for additional privacy and arranged in a layout which maximises the space ensuring all rooms feel airy. The large reception room is bright and airy, creating a lovely atmosphere and space for a dining table, ideal for entertaining. The kitchen is modern and smart, with cabinetry in stylish tones providing ample storage. Subject to the necessary permissions it may be plausible to open the space out, combining with the reception to create a larger open-plan living space, should the purchaser desire. The two double bedrooms are peacefully nestled on the other side of the property, the larger of the two being particularly spacious and offering built-in storage. The second bedroom, still a fantastic double, could also be re-purposed to suit the needs of the purchaser. The living space and bedrooms are separated by a contemporary family-sized bathroom.

Council tax band C EPC rating D (68)

Features

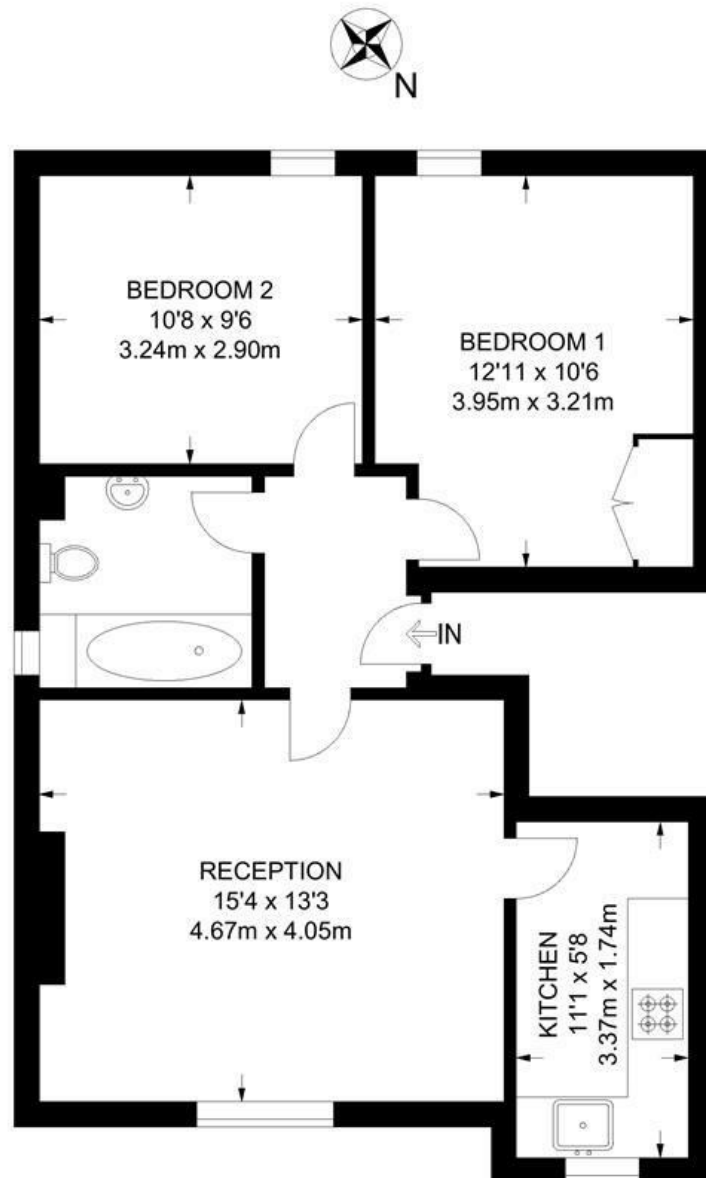
- Two double bedrooms
- End-of-terrace Victorian conversion
- Bright and airy throughout
- Adjacent to a neighbourhood garden and vegetable patch
- Sought-after road running parallel to Brockwell Park with a park entrance moments from the flat
- Brixton and Herne Hill both a ten-minute walk
- Local amenities and eateries on the doorstep
- Victoria Line, Overground and Thames Link



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2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: **608 SQ FT / 56 SQ M**



SECOND FLOOR



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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