

**Brixton Road, Brixton, SW9**

2 bedroom flat - purpose built for sale

**£525,000**

Leasehold

## Property Details

A spacious apartment with two double bedrooms, two bathrooms and a winter garden terrace within a luxury development. Floor to ceiling windows run the width of the open-plan reception, with privacy due to trees, and an elevated, set-back position. The kitchen has sleek cabinetry integrating appliances and a sociable wrap-around layout with worktop lighting to create a pleasant evening ambience suited to hosting around the table. The comfortable lounge area leads to a private winter garden terrace, expanding the already spacious living space with views over the park opposite. The terrace can be opened up in the warmer months, a versatile space to be relished all year round. Both bedrooms are sizeable with large windows, glazed to modern standards for additional quiet. The principal has built-in wardrobes and an en-suite. The main bathroom is also spacious and luxurious with a bathtub plus overhead shower. There is storage in two large cupboards in the entrance, one is currently a home office. The flat has high energy efficiency to reduce bills, and the development has video entry, bike storage and well-maintained shared gardens.

Council tax band D      EPC rating B (87)

## Features

- Two double bedrooms
- Two bathrooms
- Private South-East facing winter garden terrace
- Well-maintained shared gardens
- Secure modern development
- Bike storage
- Moments from Brixton, walking distance to Stockwell and Clapham
- Victoria Line at Brixton Tube Station a five-minute stroll
- Short walk to the Northern Line
- Chain-free



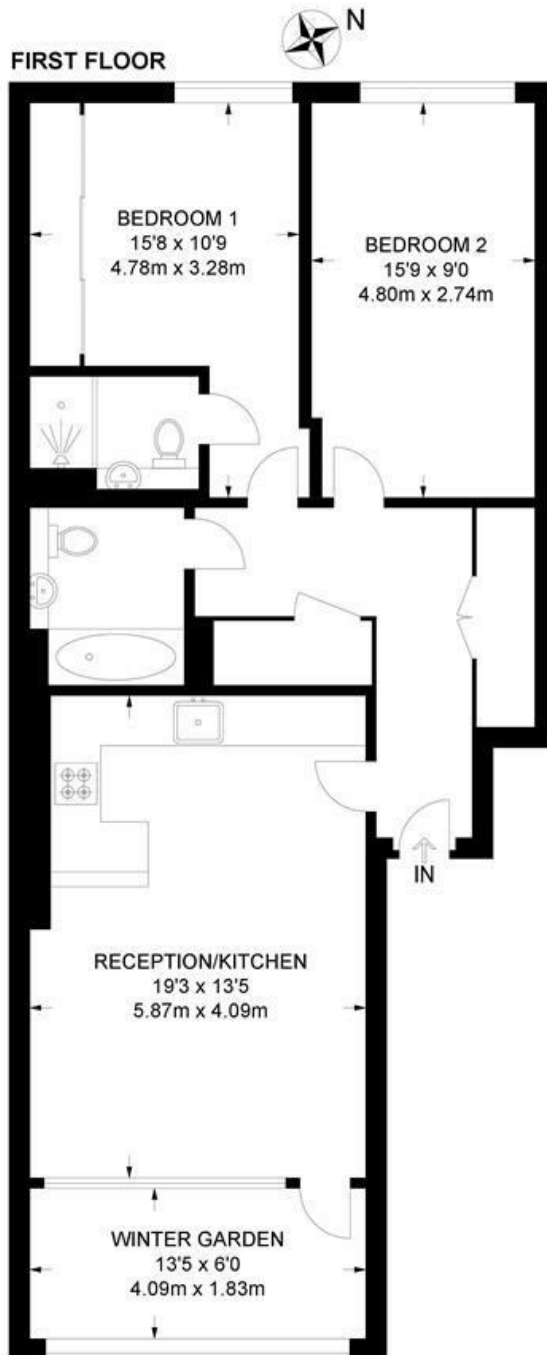


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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA WITH WINTER GARDEN: **849 SQ FT / 78.9 SQ M**

APPROXIMATE GROSS INTERNAL AREA WITHOUT WINTER GARDEN: **763 SQ FT / 70.9 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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