



## Leander Road, Brixton, SW2

2 bedroom flat - conversion for sale

£550,000

Freehold

### Property Details

A characterful two double bedroom split-level apartment, occupying the upper floors of a Victorian townhouse. This beautifully airy apartment has an elevated position for a bright and private ambience. Spanning the width of the home is an expansive reception packed full of character, including an ornate feature fireplace. Ideal for hosting, the generous dine-in kitchen has banquette seating creating a spacious yet intimate dining area. Plentiful storage is on offer within the remainder of the sleek kitchen, with cabinetry running down two sides, topped with ample worktop space. A handy cupboard on the landing has a window already in place with the potential to be converted into a WC should the purchaser wish, subject to permissions. The bedrooms are both spacious doubles, set away from the quiet street with leafy views. Separated from one another for privacy, each bedroom has fitted wardrobes and charming feature fireplaces. Completing the upper floor is a roomy bathroom, with both shower and bath, ideal for a soak in the tub after a walk around nearby Brockwell Park. The freehold of the building is included within the sale.

Council tax band D    EPC rating D (68)

### Features

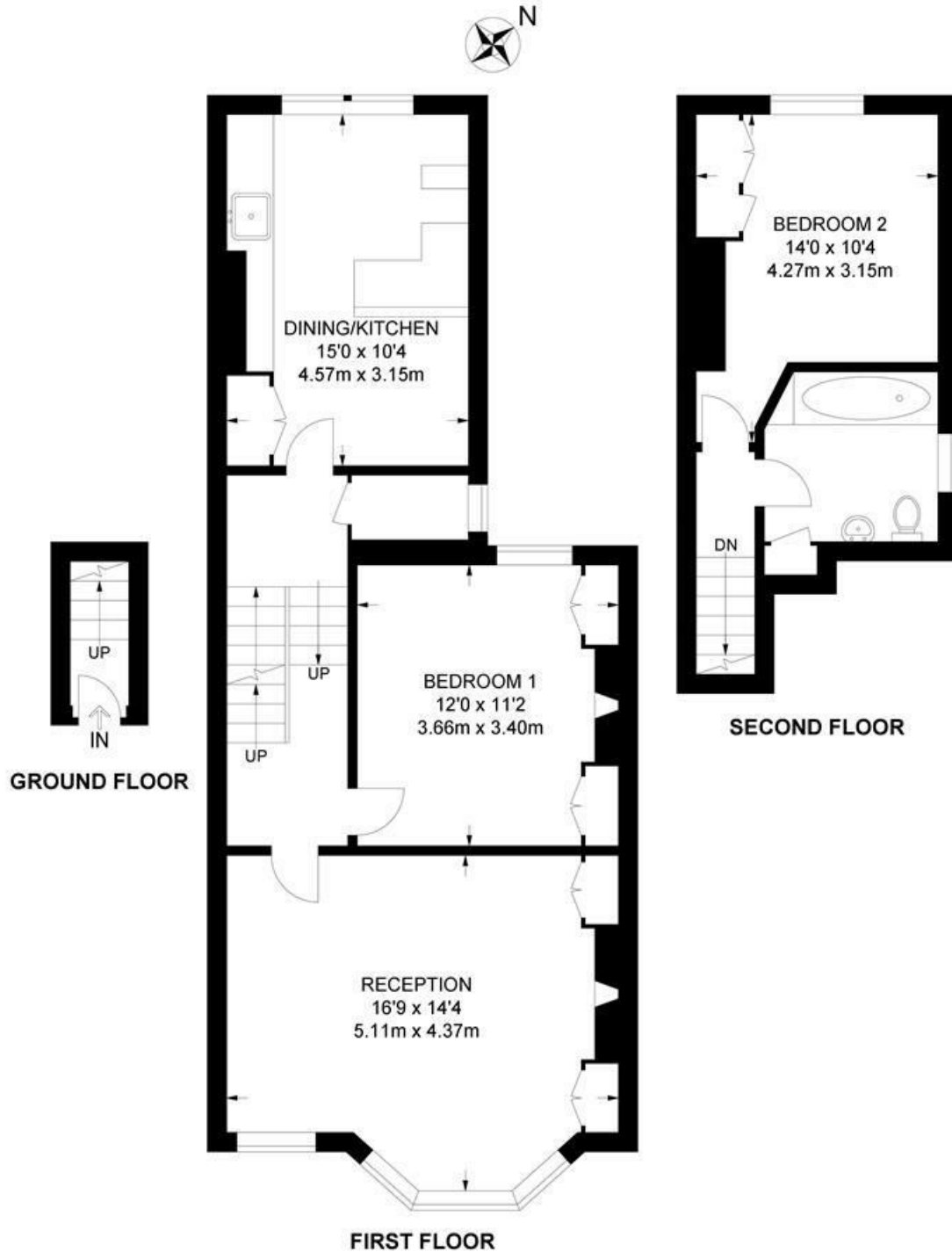
- Two double bedrooms
- Victorian conversion
- Split over two floors
- Bright and spacious
- Popular residential street with annual street party
- Brockwell Park a five-minute stroll
- Local café, pub and bakery at the top of the road
- Amenities and transport of Brixton
- Heme Hill a ten minute walk away
- Chain-free. Freehold for the entire building.



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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **844 SQ FT / 78.4 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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