

**Saltoun Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£670,000**

Leasehold

## Property Details

A split-level, characterful two double bedroom Victorian apartment with a private garden on a desirable street in the heart of Brixton. A spacious reception is nestled at the front with high corniced ceilings, a feature fireplace and a bay window allowing light to flood the room. The inviting kitchen diner is located at the rear, offering ample storage with a contemporary staircase creating a cosy nook perfect for a dining table. French doors open to the private garden, recently re-landscaped providing an ideal low-maintenance outdoor space. Precedent has been set should the purchaser wish to seek the permissions to extend. The two double bedrooms are both a fantastic size and located on separate floors, ideal for sharers. The upper bedroom has garden views and ample room for a dedicated dressing area. Downstairs, the second bedroom boasts generous storage plus patio doors to the garden. The bathroom is neutrally styled with a bathtub plus overhead shower. Of further benefit, there is a handy study alcove upstairs, a cellar and the apartment has been recently repainted, with new carpets upstairs.

## Features

- Two double bedrooms
- Private garden
- Victorian conversion
- Split-level
- Separate kitchen and reception
- Potential to extend STNP
- Sought-after location close to transport links
- Central Brixton on the doorstep
- Brockwell Park a seven-minute stroll
- Chain-free

Council tax band C    EPC rating D (64)

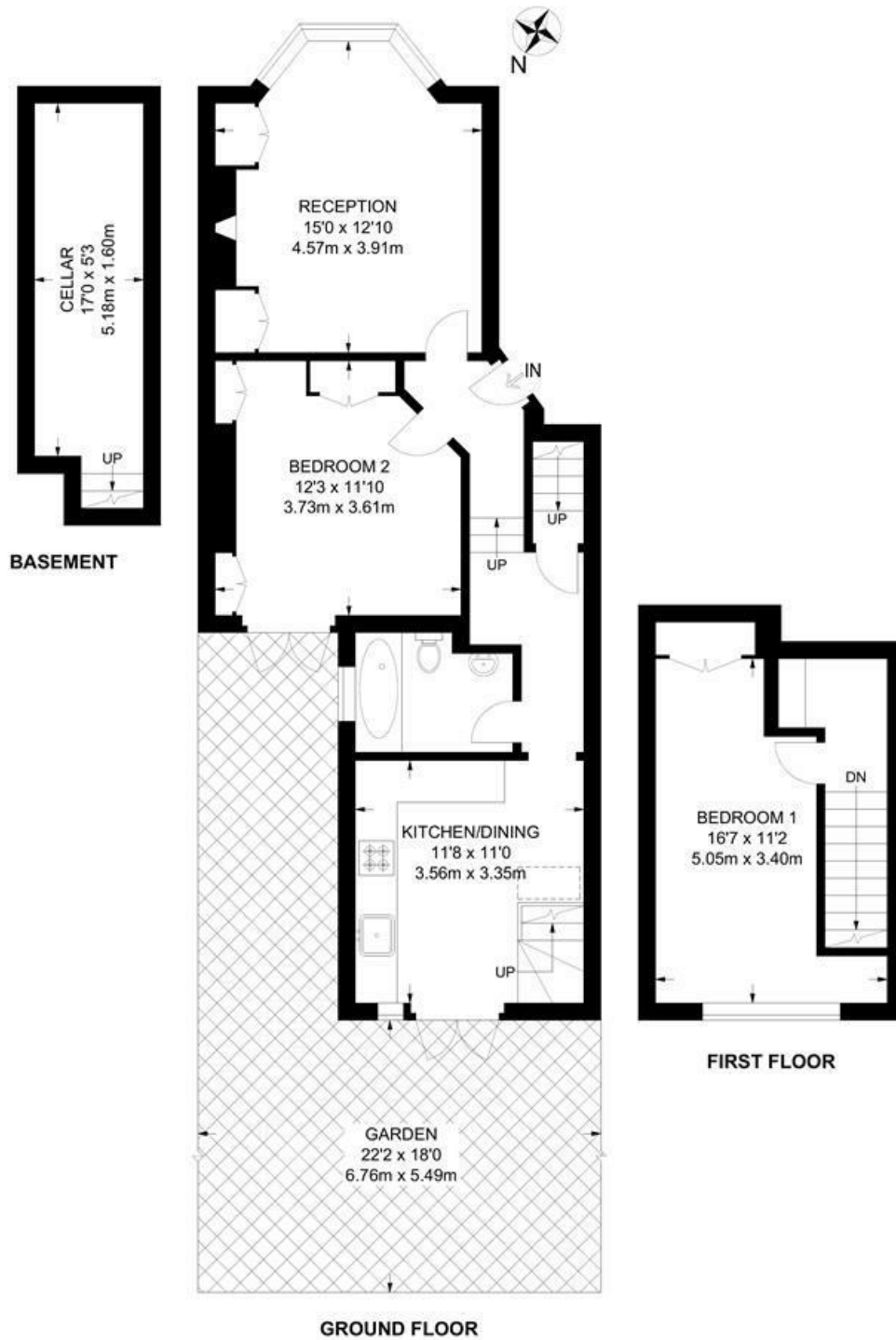


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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **880 SQ FT / 120 SQ M**

APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: **782 SQ FT / 120 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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