



**Appach Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£635,000**

Share of Freehold

## Property Details

A two double bedroom flat with a garden and garden office, within a semi-detached Victorian house on a quiet no through road. Split over the upper floors for light and privacy, this beautiful home has been upgraded creating a balance of contemporary design with character, including wooden floorboards, sash windows and a Sheila maid. An expansive reception is flooded with natural light in which to unwind or entertain at the dinner table. Wrapping around to a recently fitted kitchen, well-equipped whilst not interrupting the natural light. A second dining area under the window has garden views. Set on differing floors to the rear of the property are two generously sized double bedrooms of similar proportions with garden views, carpets and fitted wardrobes, each with a bathroom adjacent. Vibrantly stylish, one bathroom has a walk-in shower, the other is neutral with a bathtub. The flat had new windows in 2018 and boiler in 2019. There is a storage loft with precedent set should the new owner wish to seek permissions to extend. The private garden is set away from surrounding properties, a sunny spot with a versatile garden room with electricity.

Council tax band C    EPC rating C (72)

## Features

- Two double bedrooms
- Private South-West facing garden with side access
- Garden office
- Semi-detached Victorian
- Substantial loft space
- Brixton a ten minute walk
- Brockwell Park four minutes by foot
- Herne Hill a twelve minute stroll through the Park
- Access to the Victoria Line, Thames Link and Overground
- Share of freehold



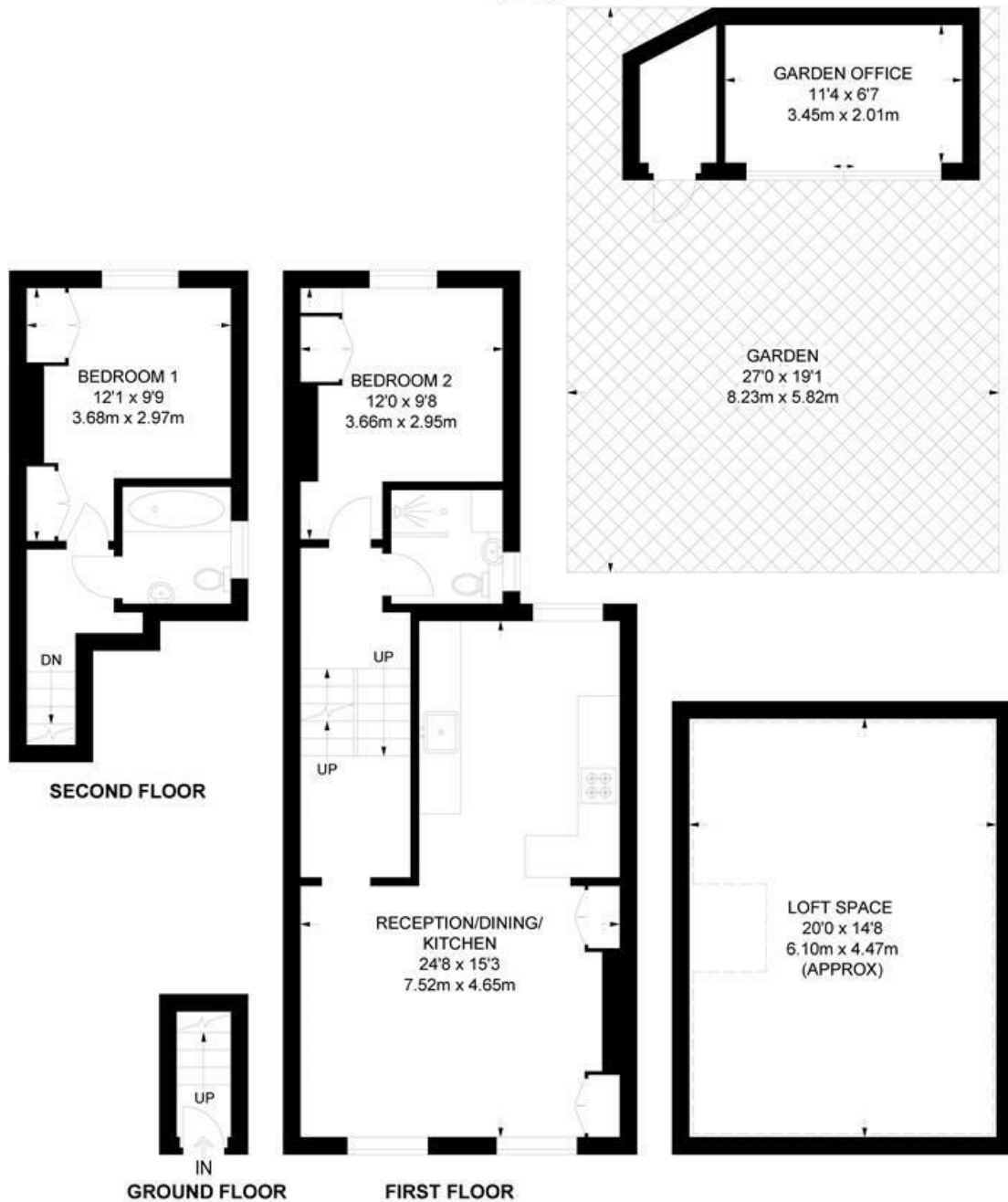


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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LOFT SPACE) 754 SQ FT / 70 SQ M  
 APPROXIMATE GROSS INTERNAL AREA OF LOFT SPACE: 293 SQ FT / 27.2 SQ M  
 APPROXIMATE GROSS INTERNAL AREA OF OUTBUILDING: 98 SQ FT / 9.1 SQ M  
 TOTAL INCLUDING LOFT SPACE & OUTBUILDING: 1145 SQ FT / 106.3 SQ M

754 SQ FT / 70 SQ M  
 293 SQ FT / 27.2 SQ M  
 98 SQ FT / 9.1 SQ M  
 1145 SQ FT / 106.3 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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