



**Coal Lane, Brixton, SW9**

3 bedroom flat - purpose built for sale

**£700,000**

Leasehold

## Property Details

An impressive three double bedroom, two bathroom apartment with a private terrace, in a luxury development. Set within a secure gated modern build with outstanding build warranty, incredible heat and noise insulation and finished with excellent attention to detail. A striking open-plan reception has floor to ceiling windows, opening out to a private terrace, ideal for watching sunsets. The gloss kitchen is integrated with appliances and ample worktop and storage space. Glass and natural light are a running theme and the three double bedrooms are bathed with light. The principal bedroom is privately set with fitted wardrobes and an en-suite shower room. The spacious family bathroom has a bathtub with overhead shower. An inviting entrance hallway has three storage cupboards. The communal grounds include a terrace, lift and bike storage, with a strong community feel to the building.

## Features

- Three double bedrooms
- Two bathrooms
- Private terrace
- Additional communal terrace
- Secure modern build
- Over 1,025 square feet
- Triple glazed windows, creating a tranquil setting
- Heart of Brixton in moments
- Excellent transport links
- Chain-free

Council tax band E    EPC rating B (86)





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**3 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 1030 SQ FT / 95.7 SQ M



SIXTH 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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