



**Brailsford Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£700,000**

Share of Freehold

## Property Details

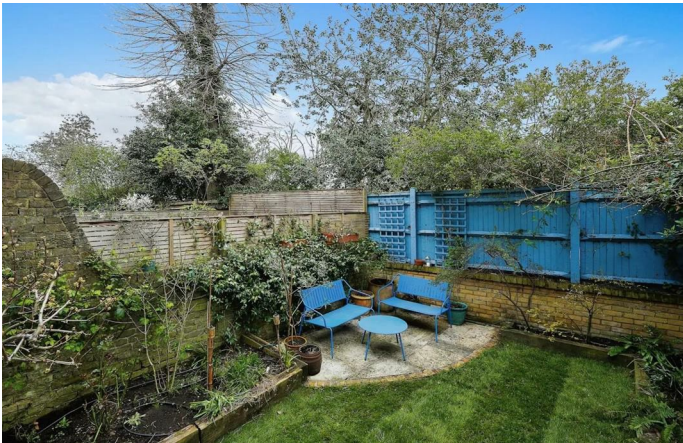
A fantastic two bedroom, split-level garden flat with a study in a period house next to Brockwell Park. An expansive open plan reception is bathed in light through sash windows front and back, including a characterful arched bay. High ceilings with modern lighting add to the airy ambience, with original wood floors running through. Lounge in front of the working fireplace, after dining at the table in the fantastic eat-in kitchen which wraps around with shaker style cabinetry and wooden worktops. A smart study area leads out to the private garden. Backing onto Brockwell Park, the garden feels worlds away from the city, with grassy lawns and a paved seating area perfect for al-fresco hosting. Both bedrooms are spacious doubles, one with French doors out to the garden, fitted wardrobes and an en-suite. The larger bedroom is set behind a bay window with a storage nook leading off. The main bathroom has a bath plus overhead shower, and separates the bedrooms for a desirable level of privacy. In the last five years, the boiler has been replaced and roof maintained.

## Features

- Two double bedrooms plus study
- Two bathrooms
- Private garden with Brockwell Park behind
- Victorian conversion
- 870 square feet split over two floors
- Local amenities on the doorstep
- Central Brixton a ten-minute walk
- Herne Hill a ten-minute stroll
- Victoria Line, Overground and Thameslink
- Chain-free and share of freehold

Council tax band C    EPC rating D (63)





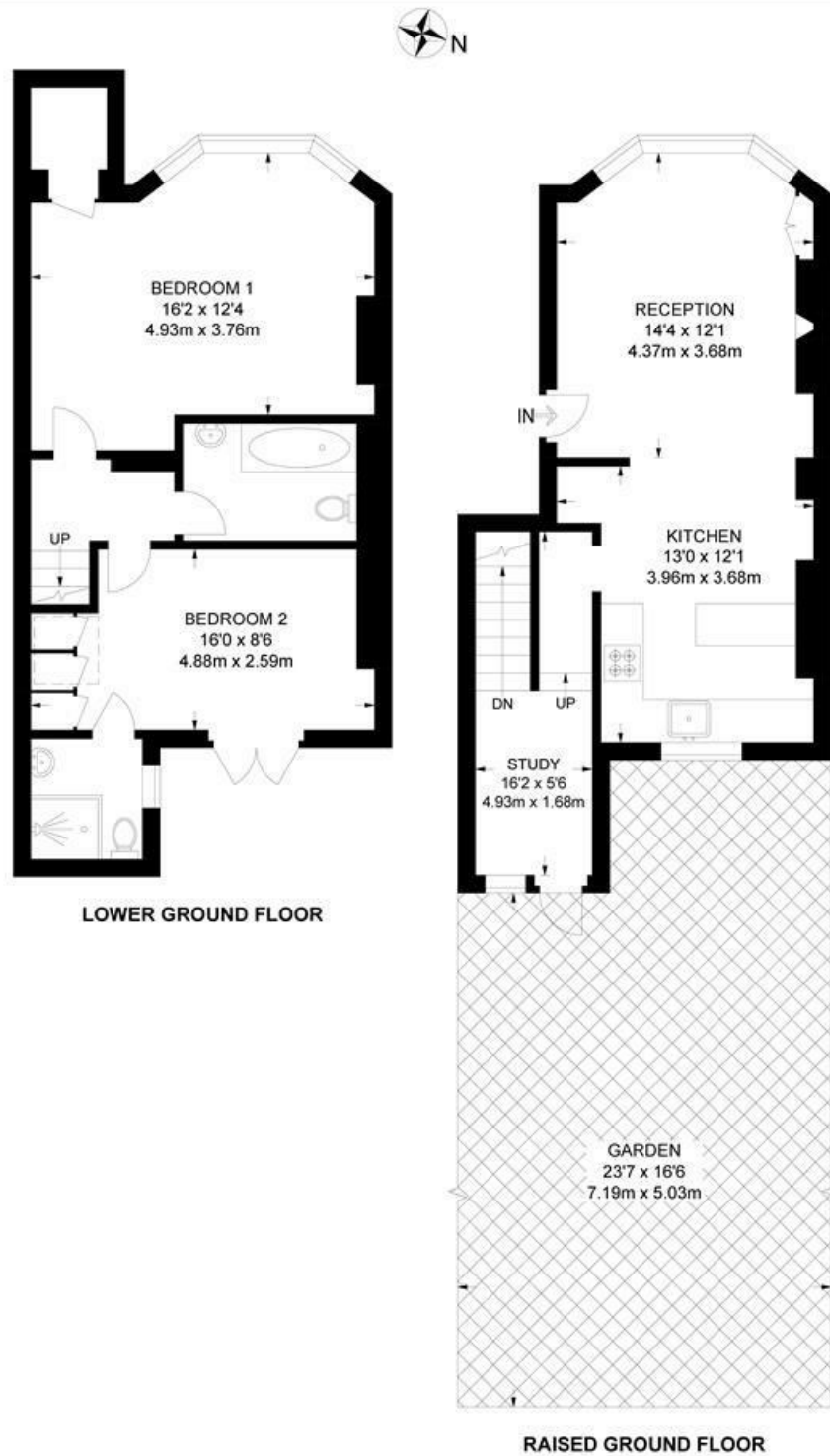




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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **870 SQ FT / 80.8 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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