



**Sulina Road, Brixton, SW2**

3 bedroom house for sale

**£750,000**

Freehold

## Property Details

An enticing three double bedroom end-of-terrace Victorian house, neutrally presented with the potential to add your own touches. The reception is bright and spacious with a sash bay window, high ceilings, original fireplace and shelving. The dining room is similarly presented, with patio doors to the garden for an easy transition to al-fresco dining. Further dining space is on offer in the kitchen which boasts generous storage and trendy steel worktops wrapping around to create a sociable space with garden views. The garden is a lovely private spot, laid to patio for ease of maintenance, ready to enjoy the moment the weather permits. Ideal for prams or bikes there is a side access gate. Three double bedrooms are on the first floor, the principal spans the width of the house with original painted floorboards and sash windows. The further two doubles are to the rear with leafy views. The family bathroom has a bathtub and overhead shower plus vanity unit with large mirror. Ideal for sharers, the WC is currently separate, with the potential to combine into one bathroom if preferred. In addition to under stair storage there is loft storage, with precedent set should the purchaser wish to extend into the loft in the future, subject to permissions.

## Features

- Three double bedrooms
- Private garden with side access
- Victorian end-of-terrace house
- Potential to extend STNP
- Neutrally presented
- Swift transport links to Victoria and London Bridge
- Brixton a fifteen-minute walk or five-minute bus
- Streatham Hill an eight-minute walk
- Freehold
- Chain-free

Council tax band E    EPC rating E (52)





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APPROXIMATE GROSS INTERNAL AREA WITH LOFT: 1454 SQ FT / 135.08 SQ M  
APPROXIMATE GROSS INTERNAL AREA WITHOUT LOFT: 1116 SQ FT / 103.68 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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