

**Lyham Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£625,000**

Share of Freehold

## Property Details

Keating Estates are proud to present to market a beautifully presented two double-bedroom flat with private garden, occupying the ground floor of a handsome Victorian townhouse on Lyham Road, perfectly located a short stroll to Clapham and Brixton High Streets. A fantastic example, this home has been lovingly renovated inside and out by the current vendors during the time of ownership, including an extension, transforming the property into an attractively presented and luxuriously finished home that will appeal to a wide range of potential purchasers. Located away from the hustle and bustle yet close enough to both Clapham and Brixton to enjoy all of the benefits that these two in-demand areas have to offer. The charming Abbeville Village with its high-end bakeries, butchers and eateries are under a fifteen-minute stroll or three-minute cycle, along with Clapham High Street offering a vibrant nightlife, culinary delights and the green open spaces of Clapham Common. In the other direction, the cafes, bars and restaurants of Brixton are all within walking distance, with Brixton Village, POP Brixton, The Ritzy cinema and the legendary Brixton Academy all at your fingertips. A twelve and fifteen-minute walk to both Clapham and Brixton stations, the purchaser will benefit from the Northern Line (Clapham North plus Clapham Common tube stations), the Victoria Line (Brixton tube station) and the variety of day and night buses of which arrive every few minutes whisking you down to Clapham, Brixton and into the city beyond.

Council tax band C      EPC rating C (70)

## Features

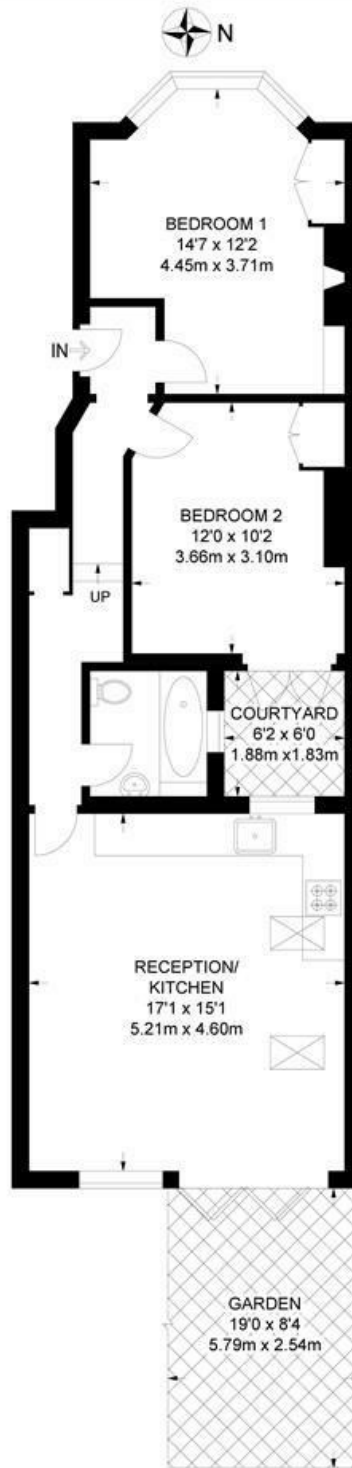
- Two double bedrooms
- Victorian conversion
- Light and airy atmosphere
- Double glazing and acoustic ceilings throughout
- Underfloor heating in the open plan area and the bathroom
- Private secluded rear garden
- Ideally located between Clapham, Brixton and Abbeville Village
- Walking distance to Clapham Common and Brockwell Park.
- Share of Freehold



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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **660 SQ FT / 61.3 SQ M**



**GROUND 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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