



**Plato Road, Brixton, SW2**

2 bedroom flat for sale

**£575,000**

Leasehold

## Property Details

A complete blank canvas, the apartment is ready to move into straight away yet with the potential to add your own decorative touches over time. Precedent has been set should the purchaser wish to seek the necessary permissions to extend into the side return in the future. An appealing two double bedroom apartment with a private garden, set within a handsome Victorian terraced property almost equidistant between Clapham and Brixton, plus the Northern and Victoria lines, with a brilliant choice of amenities in every direction. This property has two large double bedrooms, one with a large bay window, flooding the room with light and the other with French doors that open onto the side return of the garden. The bathroom separates the bedrooms allowing privacy for each, ideal for sharers. The generous proportions of the reception room allows ample space for a separate living room area, a dining space and an already semi-separated kitchen. French doors from the kitchen open to allow a transition out to the low-maintenance private garden. A handy cellar completes the home. A share of the freehold will be granted upon the sale of the final flat in the building.

Council tax band D

EPC rating D (65)

## Features

- Two double bedrooms
- Private garden
- Victorian conversion
- Neutrally presented throughout
- Potential to extend STNP
- Cellar
- Residential street an equal distance to Brixton and Clapham High Streets
- Walking distance to the Victoria and Northern tube lines
- Chain-free
- Share of freehold will be granted





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APPROXIMATE GROSS INTERNAL AREA: 752 SQ FT / 69.9 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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