

## Brading Road, Brixton, SW2

2 bedroom flat - conversion for sale

**£600,000**

Leasehold

### Property Details

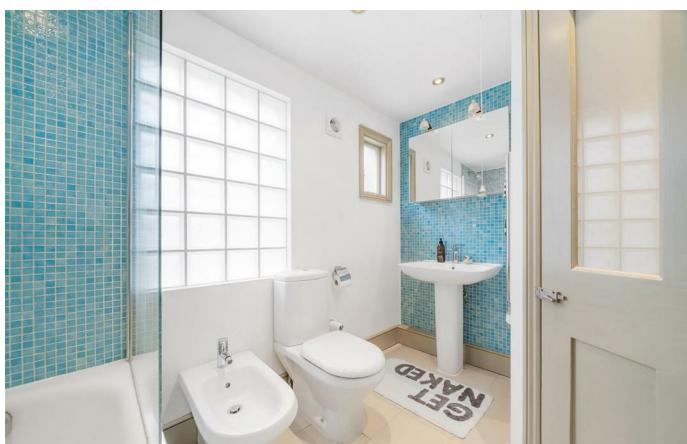
Elegant and spacious, this beautifully finished two-bedroom split-level Victorian apartment also boasts a versatile third room. Refurbished in 2023, the home features refinished oak floors, a refreshed kitchen, new carpets, blinds, and a full redecoration. Double-glazed hardwood windows ensure a peaceful, energy-efficient environment. The bright South-facing reception is flooded with natural light through large sash windows, including a charming bay overlooking Wimbart Road. High ceilings, downlights, and a limestone fireplace with a working gas fire create a stylish yet cosy atmosphere. The separate dine-in kitchen blends elegance and functionality, with stunning fluted cabinetry framing the dining area, ample storage, and wooden worktops. Subject to permissions, it could be opened into the reception for expansive living. Two tranquil double bedrooms are positioned on separate floors, ideal for privacy. A third room offers versatility as a study or nursery. The bathroom boasts a luxurious double-ended bathtub, stylish mosaic tiles, and a rare bidet, with a frosted glass block window cascading soft natural light to create a soothing ambience. There is also access to a large, fully boarded loft space for storage purposes.

### Features

- Two double bedrooms
- Study or nursery room
- Victorian conversion
- Over 850 square feet
- Bespoke fireplace with working fire
- Local bakery, pub and café
- Brockwell Park a short stroll away
- Walking distance to Brixton and Herne Hill
- Access to the Victoria Line, Thameslink and Overground
- Chain-free

Council tax band D

EPC rating C (70)

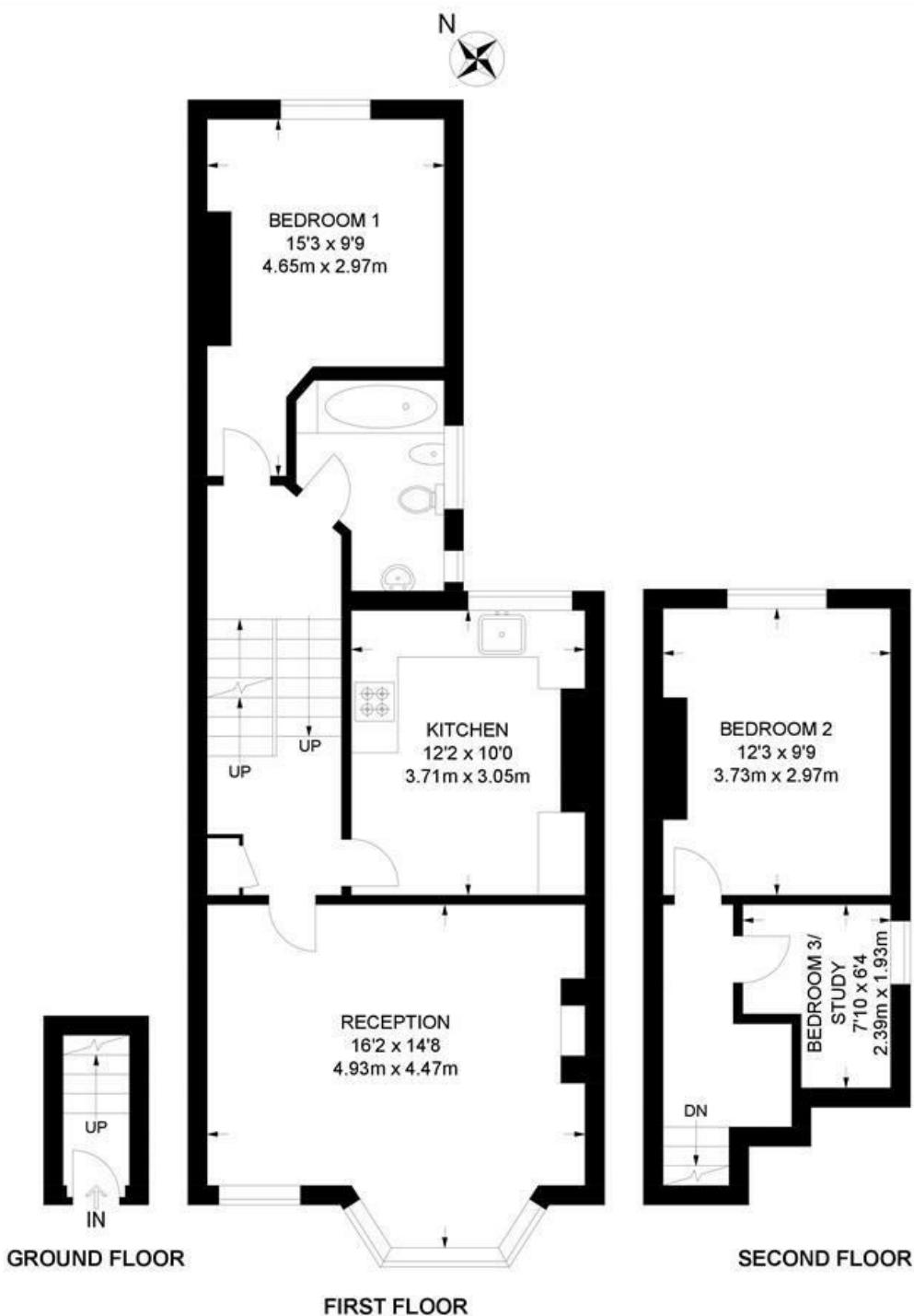


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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **862 SQ FT / 80 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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