



**Saltoun Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£475,000**

Share of Freehold

## Property Details

This appealing two double bedroom Victorian conversion apartment is set within an attractive period property and balances characterful charm with modern practicality. The inviting reception room is filled with natural light from a striking bay window with arched tops, mirrored by the arch of the feature fireplace. Generous in size, it offers space to lounge and dine, with floating shelving either side of the chimney breast adding stylish storage. Warm wooden flooring flows seamlessly through to the kitchen, where double doors allow the two spaces to be open or separate as desired. The kitchen is neatly arranged along one wall with sleek cream cabinetry and wooden worktops, with the potential to create an open-plan arrangement, subject to permission. Both bedrooms are peacefully positioned to the rear with leafy outlooks. The principal boasts fitted wardrobes and a neutral finish, while the second comfortably fits a double bed and is currently also a home office. A modern bathroom completes the property, finished with soft grey tiling, a rain shower, large mirror and fitted storage.

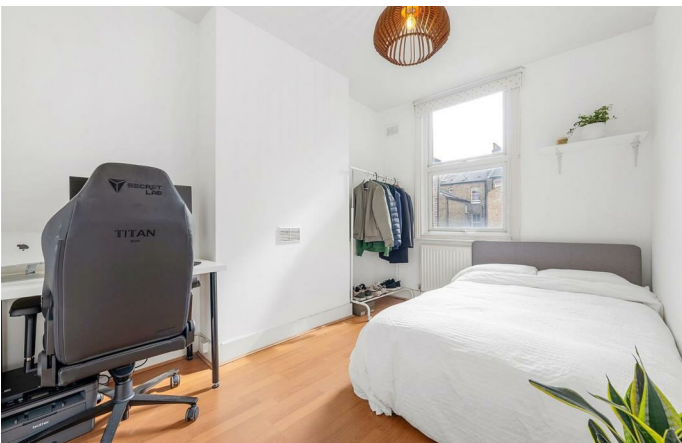
## Features

- Two bedrooms
- Victorian conversion
- Characterful charm with modern practicality
- Tasteful yet neutral presentation
- Bright and airy
- Central Brixton's vast array of amenities on the doorstep
- Victoria line a five-minute stroll
- Brockwell Park a ten-minute walk
- Heme Hill a fifteen-minute stroll
- Share of freehold. Chain-free

Council tax band C

EPC rating C (69)





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### 2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 581 SQ FT / 54 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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