



## Saltoun Road, Brixton, SW2

3 bedroom flat - conversion for sale

**£620,000**

Share of Freehold

### Property Details

A charming three bedroom garden flat on sought-after Saltoun Road, set within a handsome Victorian conversion moments from Brixton's vibrant centre. A rarity, this versatile property boasts three bedrooms, each of which can be re-purposed to suit needs such as a secondary living room, or home office should all three bedrooms not be required. This stylish, spacious home combines period character with modern living. A bright, airy reception room sits at the rear, featuring high ceilings and flowing into a sleek, fully fitted kitchen. From here, doors open to a wrap-around private garden with patio, decking, and artificial lawn, perfect for relaxing or entertaining. A separate W/C is also located off the hallway. The principal bedroom is generously sized, with bay windows, fitted wardrobes, and a smart en-suite. Two further double bedrooms offer flexibility for guests, working from home, or family life. A contemporary bathroom fitted with a bathtub and overhead shower serves the additional rooms. This well-balanced home includes a large cellar for storage and potential to extend (STNP). Ideally located just minutes from Brixton tube, Brixton Village, Brockwell Park, and Herne Hill.

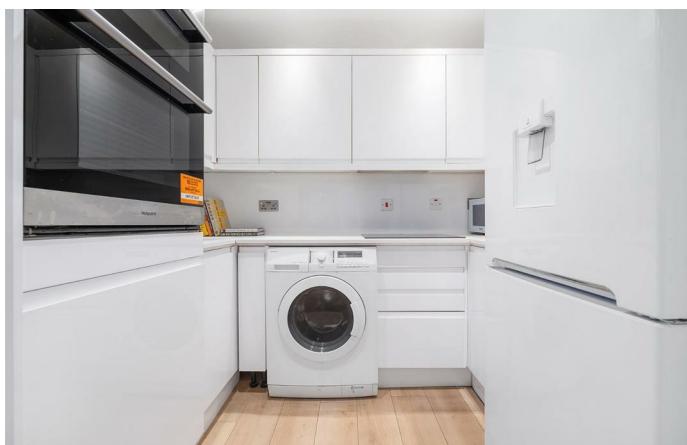
### Features

- Three bedrooms
- Private wrap-around garden
- Two bathrooms plus WC
- Victorian conversion
- Demised cellar
- Potential to extend STNP
- Sought-after location close to transport links
- Central Brixton on the doorstep
- Brockwell Park a short stroll away
- Share of Freehold. Chain-free

Council tax band D

EPC rating C (70)





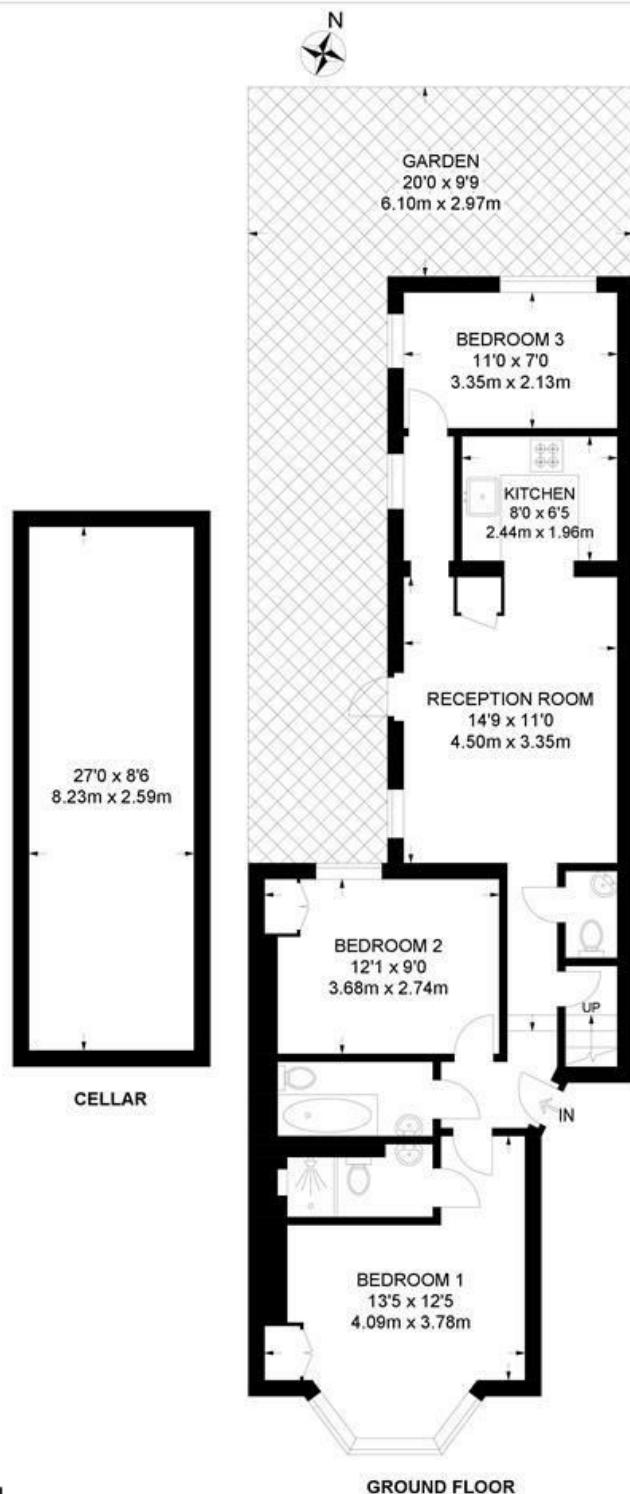
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**Saltoun Road, SW2**

**3 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: 977 SQ FT / 90.8 SQ M

APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: 747 SQ FT / 69.4 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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