

**Brailsford Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£485,000**

Share of Freehold

## Property Details

An appealing two double bedroom Victorian apartment with views over Brockwell Park with a quiet, cul-de-sac setting and community. Over 680 square feet, set to the upper floor for additional privacy and a layout which maximises the space ensuring all rooms feel airy. The large open plan reception is flooded with light creating a lovely atmosphere in which to unwind in front of the characterful fireplace. Set to one end, the kitchen offers ample storage and a wrap-around breakfast bar in solid oak, enhancing the surface space and adding to the sociable vibe. Overlooking the Park, the two double bedrooms are peacefully nestled to the rear of the property. Set in the centre of the home, separating the living space and bedrooms is the bathroom, equipped with a bathtub with overhead shower. There is a loft, ideal for storing away all those items not used on a regular basis. Decorated neutrally with modern floorboards throughout the majority, the home is ready to move into with the potential to add your own stamp. The roof has been maintained and repaired and there is a council-run bike lock-up just outside.

**Council tax band C**      **EPC rating C (72)**

## Features

- Two double bedrooms
- Victorian conversion
- Views over Brockwell Park
- Sought-after road with a park entrance
- Bright and airy throughout
- Local amenities and eateries on the doorstep
- Brixton and Herne Hill both a ten-minute walk
- Victoria Line, Overground and Thames Link
- Chain-free. Share of freehold



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APPROXIMATE GROSS INTERNAL AREA: **685 SQ FT / 63.6 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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