



## Coldharbour Lane, Brixton, SE5

3 bedroom flat - purpose built for sale

£515,000

Leasehold

### Property Details

A characterful three bedroom flat with a private terrace and resident's roof garden, set within in a neighbourly period mansion block. With a sense of contemporary chic, the fantastic open plan reception is doused in natural light from a flurry of windows. The comfortable lounge sweeps through to the kitchen, set to one side with statement cabinetry wrapping around whilst still allowing space for the dining area, a practical yet sociable space. From the reception there is direct access to a private balcony which gets the evening sun and breathtaking sunsets. This low-maintenance private spot leads through to an additional roof garden shared with the other residents bringing a wholesome sense of community to the building, with the option to retreat back to your own balcony. Back inside, a small flight of stairs leads down to the bedrooms. The largest two have fitted wardrobes and large windows to a second terrace. The third versatile bedroom is currently a home office. There is a spacious bathroom and handy hallway cupboard.

### Features

- Three bedrooms
- Private balcony with sunset views
- Large residents roof garden
- Period mansion building
- Bright and charming
- Over 700 square feet
- Brixton a fifteen-minute stroll
- Denmark Hill an eight-minute walk
- Loughborough Junction a five-minute walk
- Excellent amenities and transport

Council tax band B    EPC rating D (63)

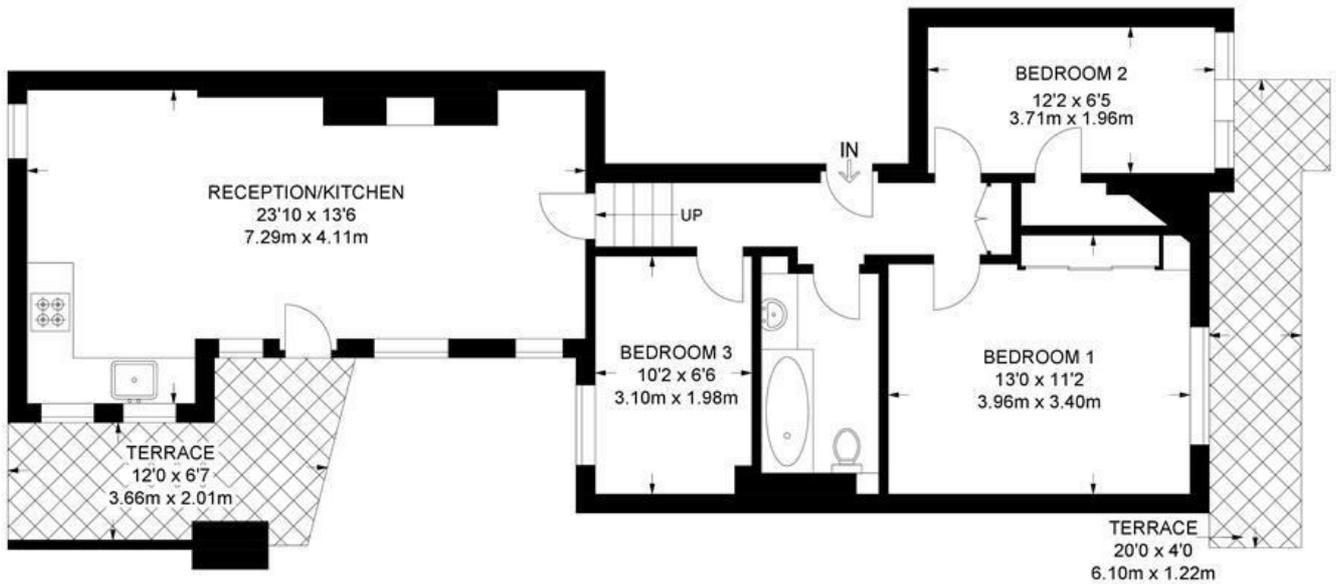


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**3 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **731 SQ FT / 67.9 SQ M**



FIRST FLOOR



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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