

## Brixton Hill, Brixton, SW2

2 bedroom flat for sale

**£425,000**

Leasehold

### Property Details

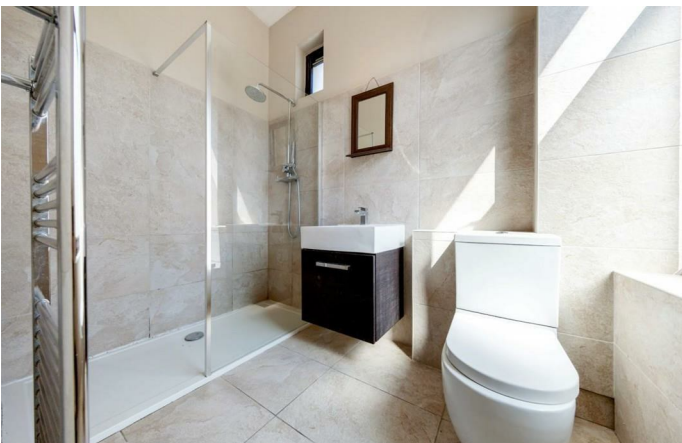
An appealing two bedroom first-floor flat, ideally located on Brixton Hill. The property offers generous proportions, high ceilings, and an abundance of natural light throughout. The spacious reception room is perfect for relaxing or entertaining, featuring large windows and French doors that open onto a private terrace. The separate modern kitchen is both stylish and practical, with sleek cabinetry, ample worktop space, and a large window which offers great ventilation whilst cooking. Both bedrooms are well-sized doubles, with the principal room quietly positioned at the rear and the second towards the flat entrance. A smart, contemporary bathroom with a walk-in shower completes the interior. Located just a short walk from Brixton's lively centre and Brockwell Park, with excellent transport links via the Victoria Line and frequent buses.

Council tax band D

EPC rating D (66)

### Features

- Two double bedrooms
- Large demised roof terrace
- First floor flat
- Bright and airy
- Local eateries and shops on the doorstep
- Brockwell Park a short eight-minute stroll away
- Central Brixton a ten-minute walk
- Victoria Line and Overground
- Chain-free



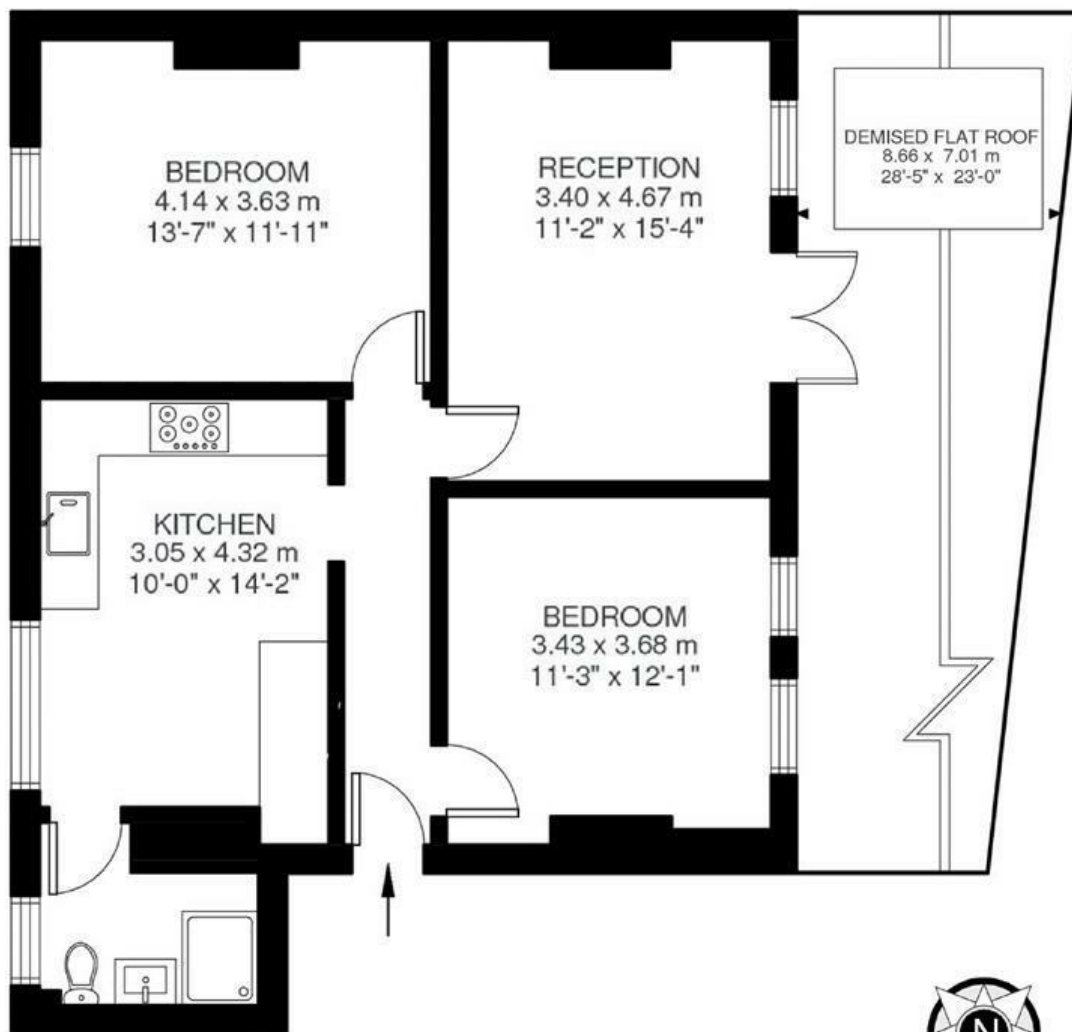


Brixton Hill, Brixton, SW2

## Brixton Hill, SW2

### 2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: **761 SQ FT / 71 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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