



**Rosebery Road, Brixton, SW2**

2 bedroom maisonette for sale

**£585,000**

Share of Freehold

## Property Details

A versatile two bedroom, split-level Victorian maisonette with its own private entrance and a large garden. Lovingly cared for the home spans almost 775 square feet, currently lived in as a large one bedroom with well-proportioned rooms. Currently a dining room, the reception is bright with charming features and floorboards stripped back to their original patina. A large glass door leads out to the spectacular private garden, landscaped by an RHS gardener creating an easy to maintain outdoor haven. The separate kitchen also has garden access, with shaker cabinetry topped with wooden worktops, wrapping around to make this an enjoyable place to cook. Both bedrooms are well-proportioned doubles, set apart on differing floors for privacy. The principal is soothingly presented with bespoke fitted wardrobes. Upstairs, the second bedroom is currently a second reception with ornately corniced ceilings and original floorboards easily repurposed back into a double bedroom. The bathroom has a free-standing bath with overhead shower. The lower landing has been transformed into a practical utility cloakroom and there is further storage in running under the reception, accessed from the stairway.

## Features

- Two double bedrooms
- Large, private landscaped garden
- Victorian maisonette
- Private entrance
- Versatile layout split over two floors
- Beautifully presented
- Local amenities nearby
- Walking distance to Clapham, Brixton and Abbeville Village
- Northern and Victoria Lines
- Share of freehold

Council tax band C    EPC rating D (65)





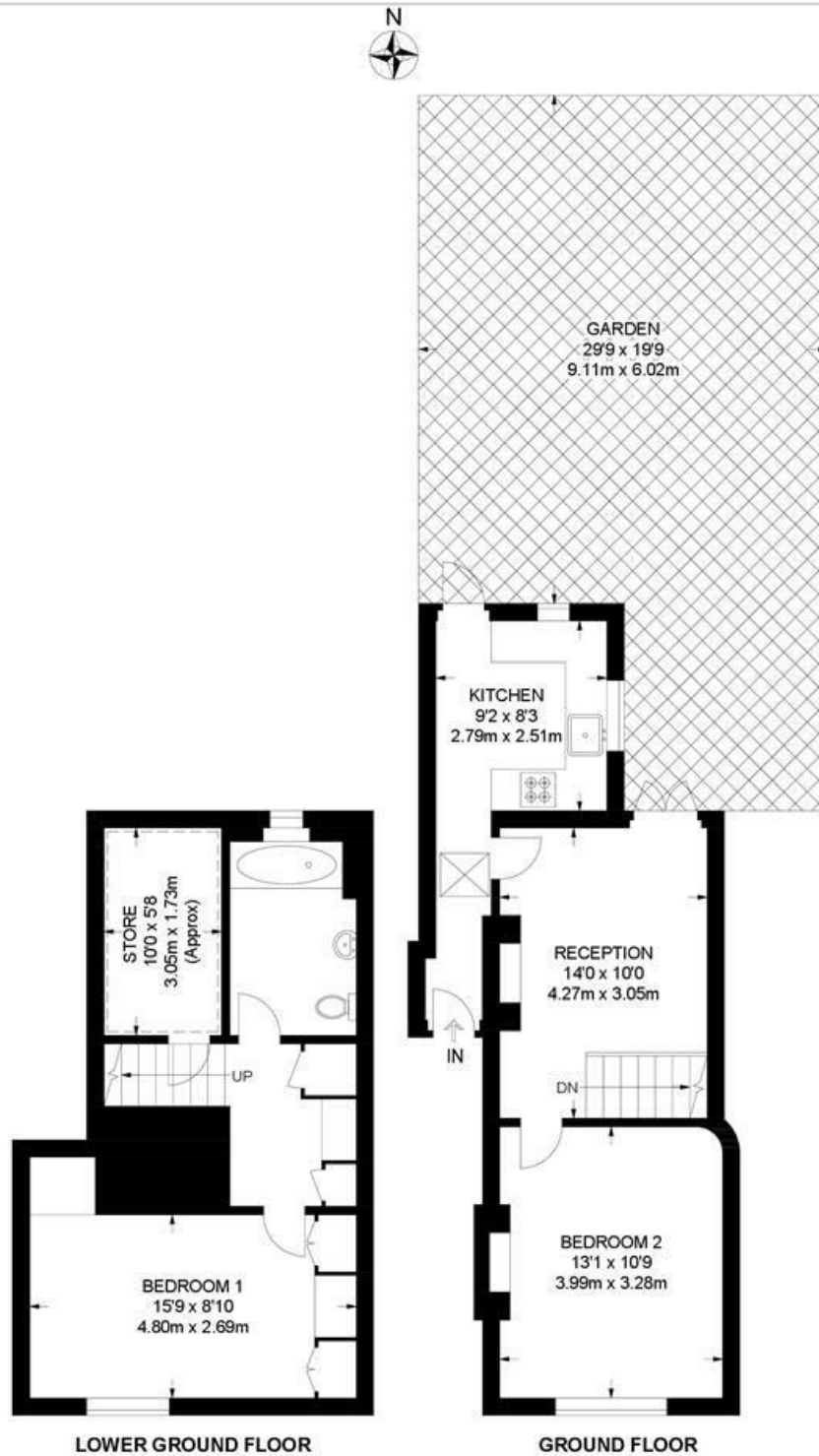




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**2 Bedroom House**

APPROXIMATE GROSS INTERNAL AREA: **774 SQ FT / 71.9 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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