



**Barrington Road, Brixton, SW9**

2 bedroom flat - purpose built for sale

**£525,000**

Leasehold

## Property Details

A quiet and stylish two bedroom apartment with a private South-East facing terrace overlooking the tranquil Wyck Forest Garden. Set on the third floor of a modern development, this energy-efficient home boasts excellent insulation, ensuring minimal noise and lower heating costs year-round. The expansive reception is bathed in natural light from a striking wall of windows. Ample space for lounging and dining is complemented by a sleek, integrated kitchen with gloss cabinetry and a central island. A separate utility room keeps laundry tucked away for a peaceful, clutter-free home. The decked terrace is partially covered for year-round enjoyment. With picturesque views, this space is perfect for relaxation or entertaining. Both bedrooms are generous doubles with floor-to-ceiling windows and built-in wardrobes. The stylish bathroom includes mirrored storage and a bath with an overhead shower. With well-maintained communal grounds, including a play park, this peaceful home feels a world away yet is just moments from vibrant Brixton and excellent transport links. The home was purchased on a scheme and will be staircased in the sale so the new owner will purchase with full ownership.

## Features

- Two double bedrooms
- South-East facing terrace
- Modern build development
- Bright and airy
- Utility room
- Overlooking Wyck Forest Garden
- Central Brixton a five-minute walk
- Clapham, Stockwell and Herne Hill around a twenty-minute walk
- Commute to most places in London in under 45 minutes
- Chain-free

Council tax band D

EPC rating B (86)



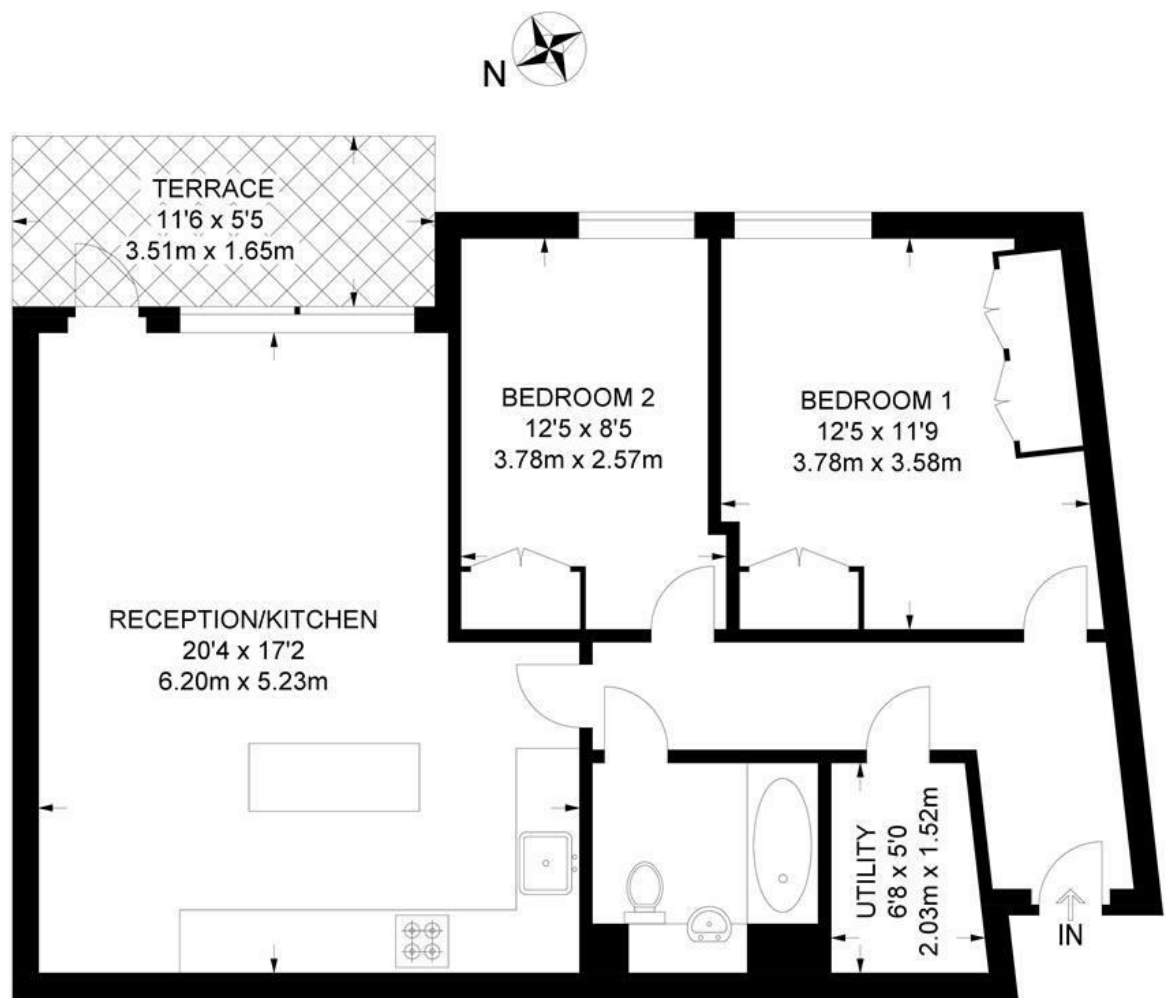




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## Barrington Road, SW9 2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: **734 SQ FT / 68.2 SQ M**



**THIRD 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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