



## Loughborough Road | Brixton, SW9



A very spacious three double bedroom conversion flat with a communal garden on a popular road off Brixton Road. Arranged over the top two floors, the flat retains much of its period charm and character.

It features a large, country style kitchen/breakfast room and equally spacious South facing reception room. Upstairs, there are 3 double bedrooms, two large double and a smaller double, big enough to accommodate a double bed and a desk. A modern bathroom and a toilet complete this amazing property. Outside there is a good sized communal garden, shared between two flats.

Ideally located just off Brixton Road, the flat is within a short walk of Brixton town centre, which is home to Brixton Village, Pop Brixton, the Ritzy, Brixton Academy, Morleys Department Store as well as numerous bars and shops. For green spaces, Myatt's Fields Park is only 5 minutes away.

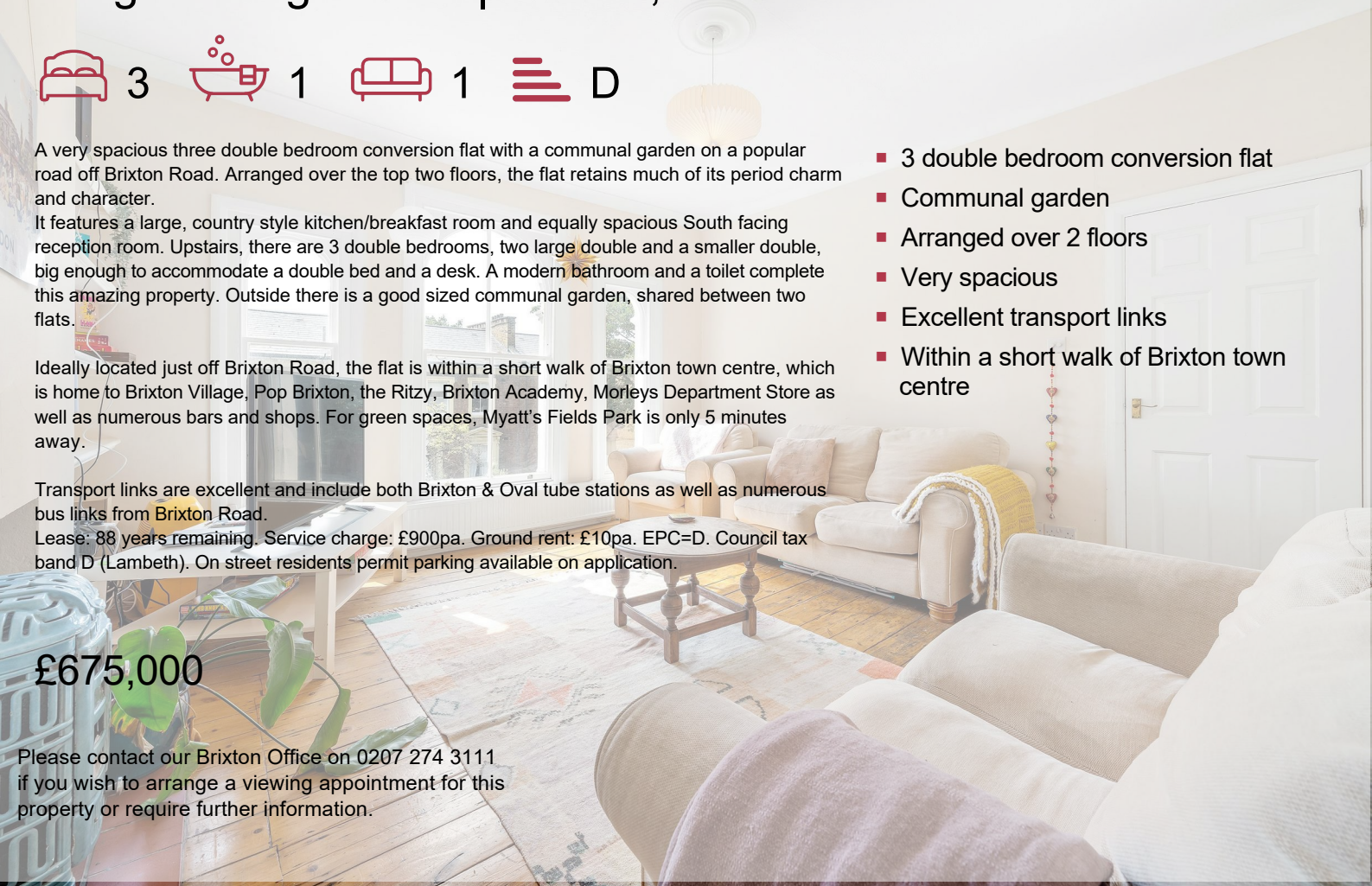
Transport links are excellent and include both Brixton & Oval tube stations as well as numerous bus links from Brixton Road.

Lease: 88 years remaining. Service charge: £900pa. Ground rent: £10pa. EPC=D. Council tax band D (Lambeth). On street residents permit parking available on application.

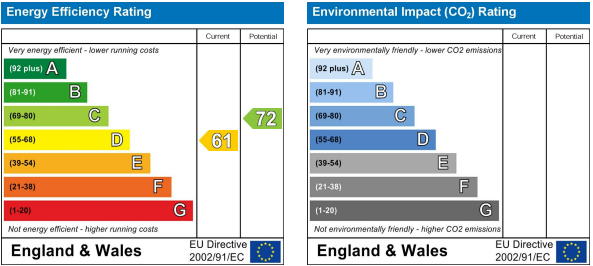
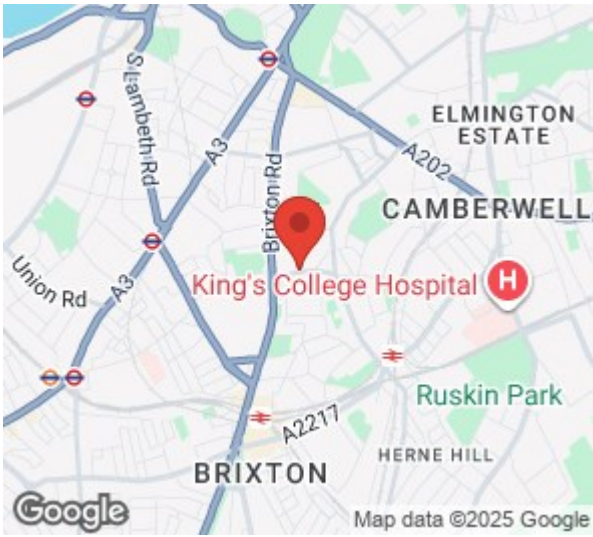
- 3 double bedroom conversion flat
- Communal garden
- Arranged over 2 floors
- Very spacious
- Excellent transport links
- Within a short walk of Brixton town centre

**£675,000**

Please contact our Brixton Office on 0207 274 3111 if you wish to arrange a viewing appointment for this property or require further information.







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