



Villa Road, Brixton, SW9

2 bedroom flat - conversion for sale

£600,000

Share of Freehold

## Property Details

A fantastic two bedroom, two bathroom flat in a Victorian terrace overlooking the park. The apartment has undergone a high-specification refurbishment, split over the upper floors, it is private and bright. The generous open-plan reception boasts wooden flooring and dual aspect windows relishing unobstructed views of the park. The kitchen is integrated with shaker cabinetry and quartz worktops and room for a dining table. Both bedrooms are doubles, set to differing floors of the home for a level of privacy. The principle bedroom is particularly large, with built-in wardrobes and an en-suite. Still a genuine double, the second bedroom is currently utilised as a home office and guest room yet easily repurposed to suit needs. The main bathroom is conveniently located to serve the first bedroom, with a walk-in shower and a separate bath below the window. Both bathrooms have underfloor heating.

Council tax band C    EPC rating D (59)

## Features

- Two double bedrooms
- Two bathrooms
- Victorian conversion
- Split over two floors
- Overlooking the park
- Brixton station in seven minutes
- Close to the amenities of Brixton, Stockwell and Loughborough Junction
- Share of Freehold
- Chain-free



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**Villa Road, SW9**  
**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA WITH EAVES: **947 SQ FT / 88 SQ M**  
APPROXIMATE GROSS INTERNAL AREA WITHOUT EAVES: **845 SQ FT / 78.5 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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