

**Dalyell Road, Brixton, SW9**

2 bedroom flat - conversion for sale

**£595,000**

Share of Freehold

## Property Details

Lovingly cared for this wonderful home has been renovated during the time of ownership, retaining period features whilst incorporating contemporary finishes. The fabulous living space is semi-open-plan with exposed brickwork, ornate coricing and arched sash windows, plus space for dining. A bespoke kitchen sits to the rear with integrated Bosch appliances. Worktop lighting, plentiful storage and an ergonomic layout make this an enjoyable place to cook. A handy WC completes this floor. Upstairs, both bedrooms are doubles, set apart for a level of privacy. The principal bedroom has built-in storage and space for a desk or dressing table. The second bedroom is currently a home office, previously rented out with a double bed and furnishings. The main bathroom has a luxurious walk-in rain shower. Being split over the upper floors, the flat has additional privacy with excellent morning and evening sunlight. There is a landing cupboard, plus loft access for further storage.

Council tax band C

EPC rating C (73)

## Features

- Two double bedrooms
- Bathroom plus downstairs WC
- Victorian conversion
- Over 700 square feet split over two floors
- Beautifully presented
- Brixton a three-minute stroll
- Clapham High Street a ten-minute walk
- Victoria and Northern lines plus the Overground
- Chain free. Share of freehold

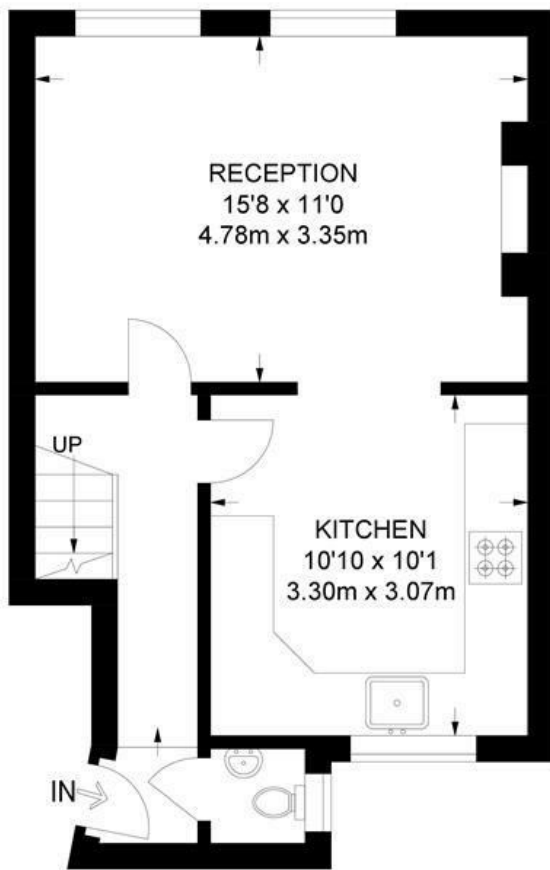




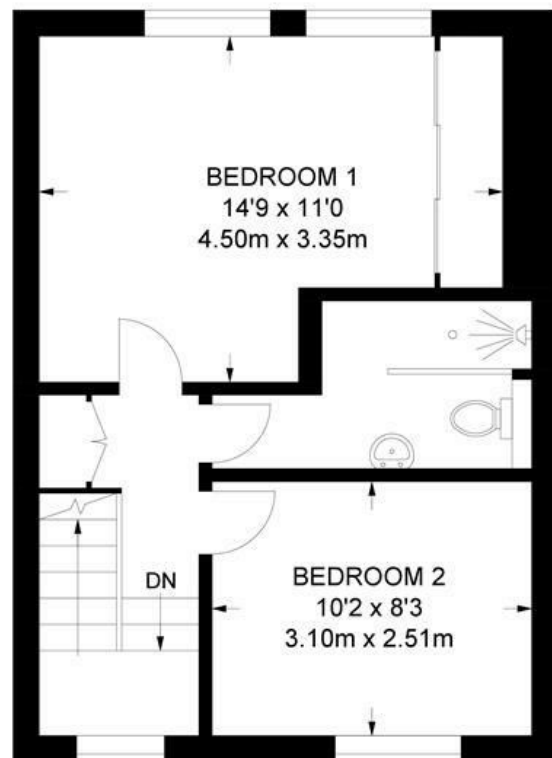
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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **706 SQ FT / 65.6 SQ M**



**FIRST FLOOR**



**SECOND 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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