



**Leander Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£685,000**

Share of Freehold

## Property Details

A beautifully renovated two double bedroom garden flat occupying the ground floor of an attractive Victorian conversion. Extensively upgraded by the current owners, it combines period charm with contemporary design to create a stylish, move-in-ready home. The heart of the property is a stunning open-plan kitchen, dining and reception room, extended in 2023 to provide a bright entertaining space with skylights and French doors opening to the garden. Designed for keen home cooks, the kitchen features integrated appliances, Artemistone worktops, ample storage and a breakfast island, while engineered hardwood flooring runs throughout. The private rear garden is a low-maintenance sun trap, ideal for outdoor dining and relaxation, while the front garden also belongs to this property and includes a bike loop. A versatile front room, currently used as a second lounge, could serve as a principal bedroom, guest room or office. The second double bedroom sits adjacent and both retain original Victorian features, including cornicing, floorboards and a fireplace. A stylish bathroom, spacious cellar, uprated electrics, hardwood double glazing and bespoke shutters complete this exceptional home.

Council tax band C    EPC rating C (71)

## Features

- Two double bedrooms
- Private garden
- Characterful Victorian conversion
- Sought-after, neighbourly road with annual street party
- Local pub, cafes and Pilates studio on doorstep
- Brockwell Park a five-minute walk
- Herne Hill a ten-minute stroll through the park
- Central Brixton around a fifteen-minute walk
- Share of freehold. Chain-free



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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **795 SQ FT / 73.8 SQ M**  
 APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: **658 SQ FT / 61.1 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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