



## Margate Road, Brixton, SW2

2 bedroom flat - conversion for sale

**£475,000**

Share of Freehold

### Property Details

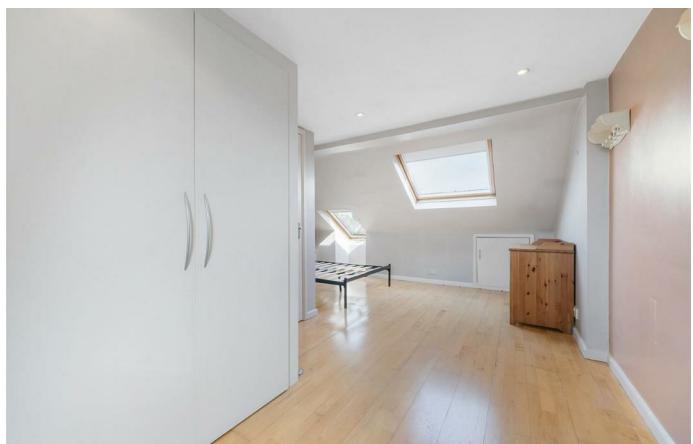
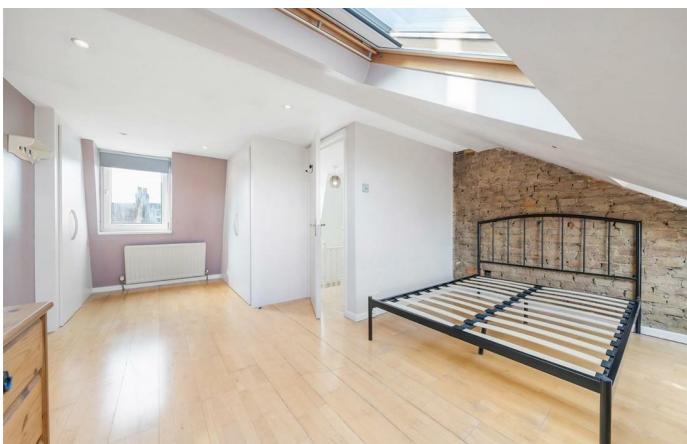
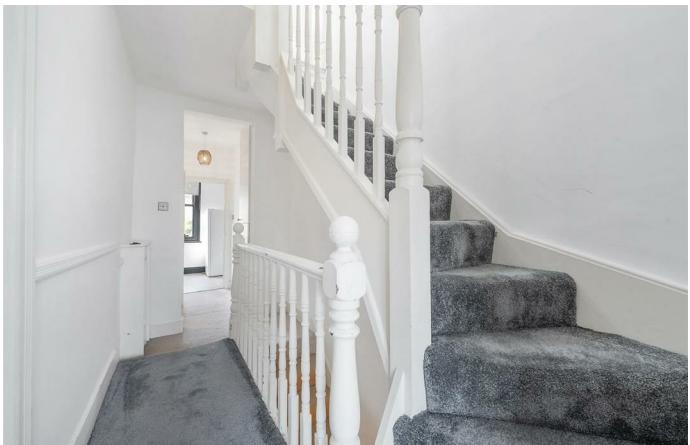
A charming two bedroom split-level Victorian conversion flat on a quiet residential street between Clapham and Brixton. Margate Road is nestled among attractive Victorian terraces, equidistant from both vibrant areas and their sought-after amenities. The property is accessed via a private internal staircase, leading to the first floor. A bright, airy reception room sits at the front, featuring high ceilings, sash windows, wooden flooring, and a period fireplace. The separate kitchen is fitted with sleek wooden cabinetry and a large sash window with leafy views. Also on this level is a versatile second bedroom with a decorative fireplace, built-in storage, and a stylish family bathroom. Upstairs, the entire top floor is dedicated to a spacious principal bedroom with exposed brickwork, built-in wardrobes, and eaves storage. Ideally located near the bars and eateries of Acre Lane, Brixton Village, and Clapham High Street, with the Northern and Victoria Lines nearby. Close to Brockwell Park and Clapham Common.

### Features

- Two double bedrooms
- Victorian conversion
- Split level
- Separate kitchen and reception
- Sought-after residential street
- Eleven-minute walk to Brixton and Clapham
- Close to Ofsted outstanding rated primary schools
- Access to the Victoria and Northern tube lines
- Chain free
- Share of freehold

Council tax band C

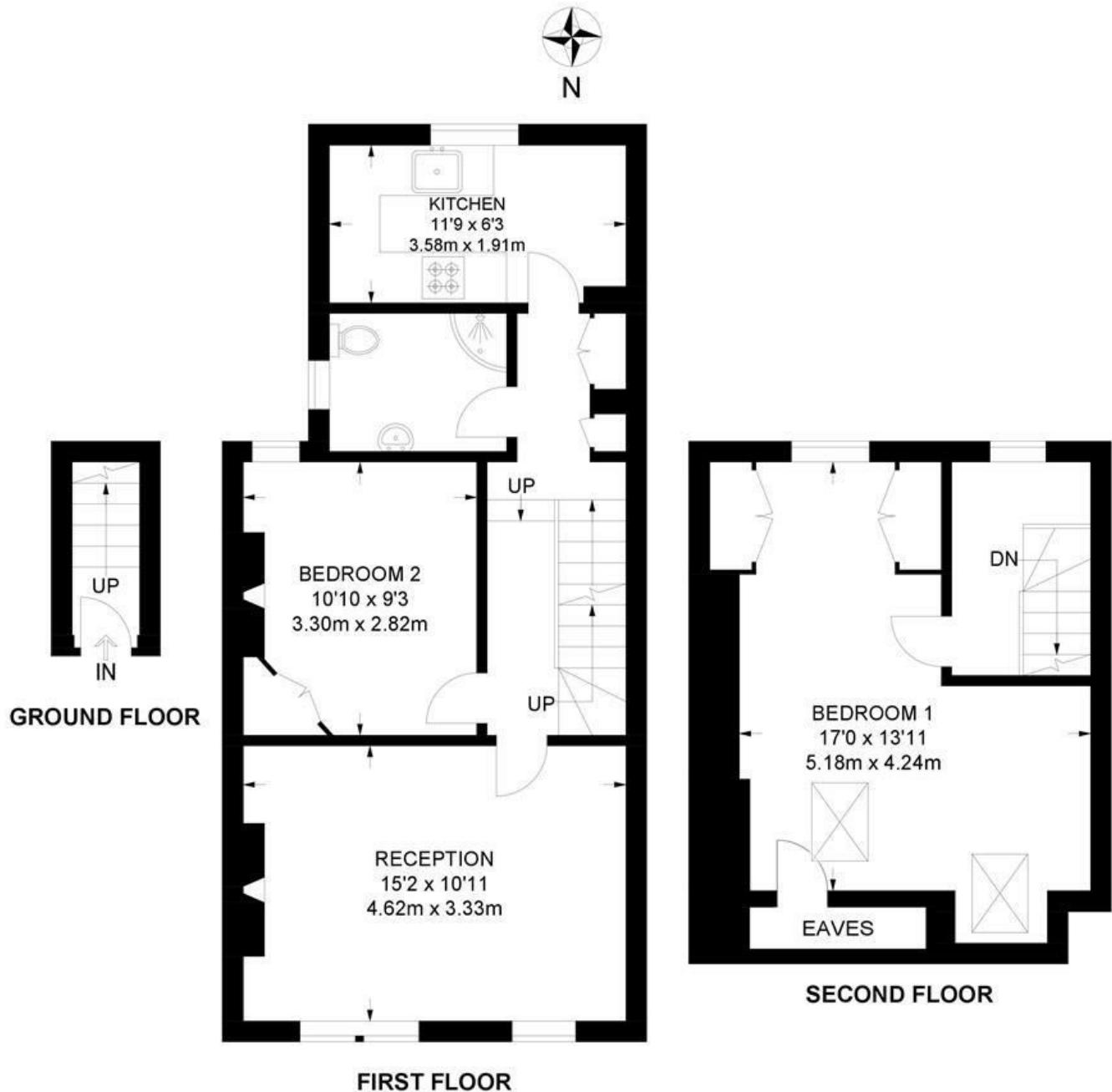
EPC rating D (58)



Margate Road, Brixton, SW2

**Margate Road, SW2**  
**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **762 SQ FT / 70.8 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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