



**Tulse Hill, Brixton, SW2**

2 bedroom flat - purpose built for sale

**£475,000**

Leasehold

## Property Details

An attractive two bedroom, two bathroom apartment with a large private terrace, set to the rear of a secure gated development with gardens, a playground and direct access to Brockwell Park. Positioned quietly within the building, the apartment enjoys a peaceful, private ambience away from the surrounding buzz. The bright open-plan reception features dual-aspect windows, creating an airy feel with well-defined space for both relaxing and dining. The contemporary kitchen offers ample storage, sleek white gloss cabinetry and integrated appliances including a dishwasher. A patio door opens onto a full-width, recently refurbished decked terrace, perfect for morning coffee or al-fresco dining. Both bedrooms are generously sized with large windows and neutral décor. The principal bedroom benefits from an en-suite shower room, while the second bedroom offers flexibility as a guest room or home office. A modern bathroom, spacious hallway with storage and a Hive heating system complete this well-balanced home.

## Features

- Two bedrooms
- Two bathrooms
- Large private balcony
- Gated building with residents' garden, playground and bike store
- Private entrance into Brockwell Park
- Local amenities nearby
- Excellent transport links including bus stop directly outside
- Heme Hill a twelve-minute stroll through the Park
- Brixton a seventeen-minute walk
- Chain-free

Council tax band D    EPC rating B (84)





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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 727 SQ FT / 67.5 SQ M



**FIRST 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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