



**Brading Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£500,000**

Leasehold

## Property Details

A delightful two double bedroom garden flat. The fantastic open plan reception room to the rear, which makes use of all available space creating a fantastic hub in which to relax, dine and entertain. Multiple windows create a light and airy atmosphere throughout the room. A contemporary kitchen runs along two walls at the rear, designed to cater to both culinary enthusiasts and casual cooks alike, making it a wonderful spot for gatherings with family and friends. Two sets of French doors from the kitchen and reception allow a transition out to the low-maintenance private garden, a tranquil wrap-around escape packed full of potential. This lovely home has two well-proportioned double bedrooms. The principal includes large bay windows flooding the room with light. The bedrooms are conveniently set to opposing sides of the bathroom allowing a desirable level of privacy, suited to sharers or those with regular guests. The bathroom is neutrally presented, a fresh space equipped with a shower over the bathtub, ideal for a soak in the bubbles after a stroll around Brockwell Park. Share of freehold will be granted upon completion of final apartment in building.

## Features

- Two double bedrooms
- Private wrap-around garden
- Victorian conversion
- Local pub, café and bakery on the doorstep
- Brockwell Park a short stroll away
- Walking distance to Brixton and Herne Hill
- Access to the Victoria Line, Thameslink and Overground
- Chain Free
- Share of freehold will be granted

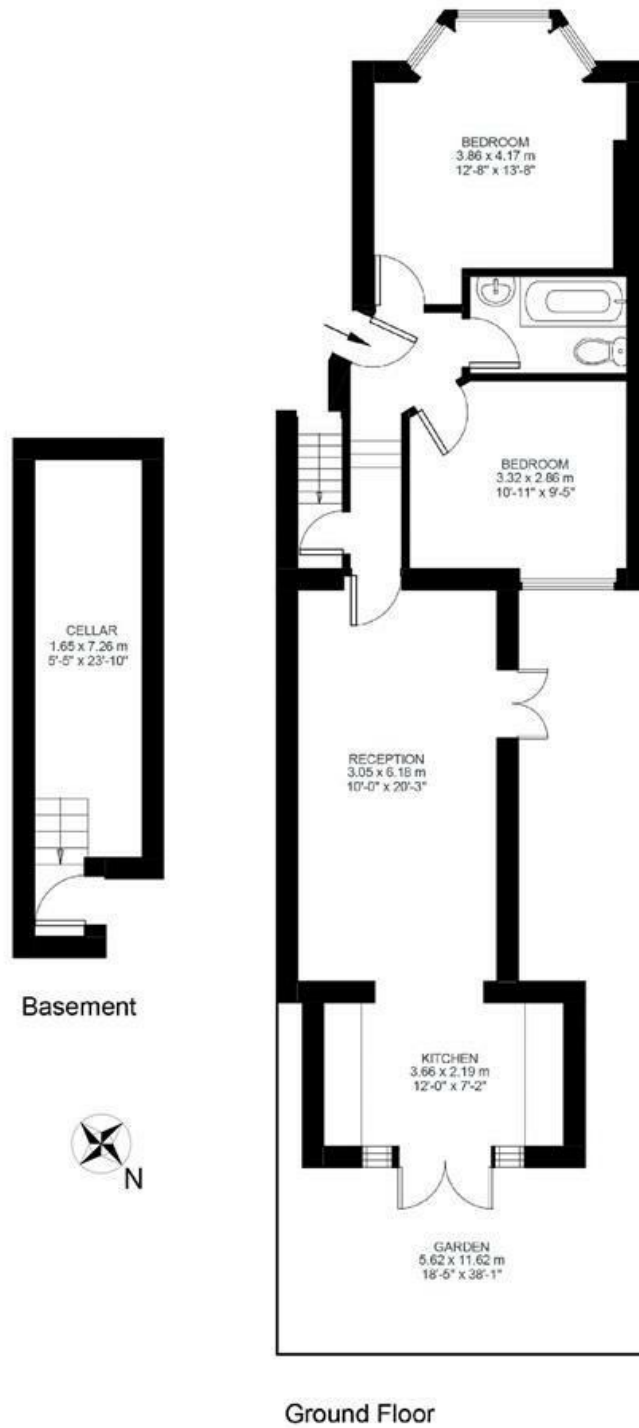
Council tax band D    EPC rating D (68)



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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 785 SQ FT / 73 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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