

**Ballater Road, Brixton, SW2**

3 bedroom flat - conversion for sale

**£585,000**

Share of Freehold

## Property Details

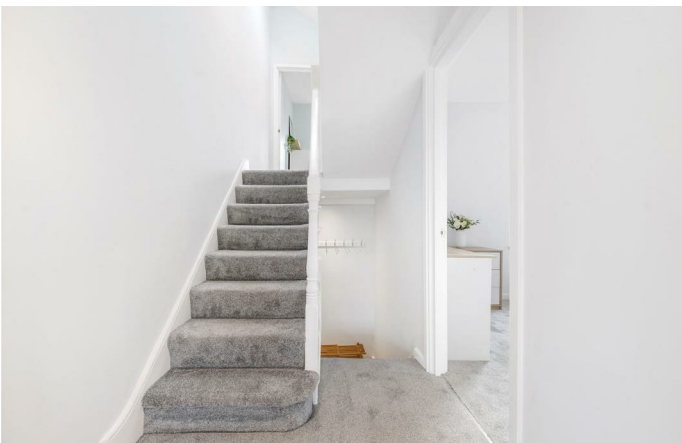
A beautifully arranged split-level three bedroom Victorian apartment on sought-after Ballater Road, offering generous proportions, characterful features and excellent natural light throughout. Occupying the upper floors of an attractive period terrace, the home is thoughtfully arranged across two levels, creating a strong sense of space and separation between living and sleeping areas. The heart of the property is a bright open-plan reception and kitchen spanning the full width, complete with exposed brick chimney breast, warm wooden flooring and large bay windows. There is ample space for both relaxing and dining, while the kitchen features shaker-style units and a vibrant tiled splashback. Three well-proportioned bedrooms are all positioned separately, enhancing privacy. The principal bedroom occupies the top floor, with two further bedrooms are nestled to the rear with leafy views. A neutral family bathroom sits conveniently between the two largest rooms. Additional benefits include a split-level layout and neutral décor throughout.

Council tax band D

EPC rating C (73)

## Features

- Three bedrooms
- Victorian conversion
- Over 850 square feet, split over multiple floors
- Bright and airy ambience
- Vast array of amenities in every direction
- Central Brixton a seven-minute stroll
- Clapham High Street a ten-minute walk
- Victoria and Northern tube lines
- Share of freehold
- Chain-free



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APPROXIMATE GROSS INTERNAL AREA: 864 SQ FT / 80.3 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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