

**Dalyell Road, Brixton, SW9**

3 bedroom flat - conversion for sale

**£675,000**

Share of Freehold

## Property Details

A characterful split-level three double bedroom Victorian apartment, spanning over 950 square feet and benefitting from a large demised loft space with exciting potential to extend (subject to the necessary permissions). This bright and versatile home boasts attractive kerb appeal, with a striking blue exterior, black front door and elegant arched windows and door frame, all set behind a low brick wall newly installed last year. Entering on the first floor, stairs lead to a generous dual-aspect reception and dining room featuring wooden flooring, high ceilings and sash windows which flood the space with natural light. The room comfortably accommodates both lounge and dining areas, with a charming archway framing useful storage. Just off the dining space is a modern semi-open plan kitchen, installed a couple of years ago, with blue shaker-style cabinetry, contrasting white wall units and wooden worktops arranged in a horseshoe layout. Upstairs are three genuine double bedrooms and a spacious bathroom with arched window, bath with overhead shower and ambient mood lighting incorporated within the bath panel.

## Features

- Three double bedrooms
- Split-level Victorian conversion
- Bright and airy ambience
- Substantial demised loft, with potential to extend STNP
- Beautifully presented throughout
- Brixton a three-minute stroll
- Clapham High Street around a ten-minute walk away
- Victoria and Northern lines plus the Overground
- Share of freehold

Council tax band D    EPC rating C (72)

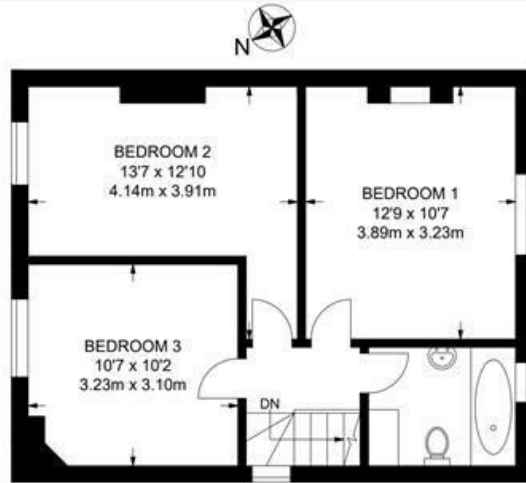




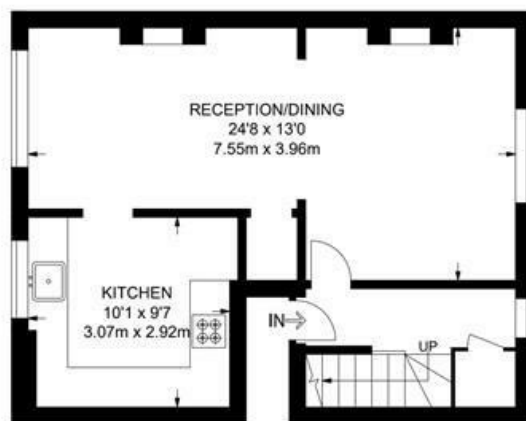
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**3 Bedroom Flat**

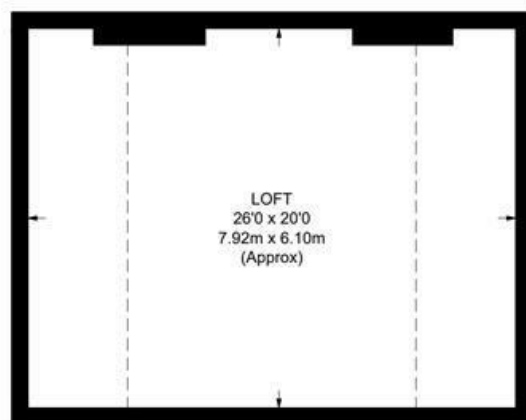
APPROXIMATE GROSS INTERNAL AREA WITH LOFT: **1456 SQ FT / 135.3 SQ M**  
 APPROXIMATE GROSS INTERNAL AREA WITHOUT LOFT: **951 SQ FT / 88.3 SQ M**



**SECOND FLOOR**



**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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