

**Ratray Road, Brixton, SW2**

1 bedroom flat - conversion for sale

**£495,000**

Leasehold

## Property Details

This charming one double bedroom Victorian garden flat occupies the ground floor of an attractive period terrace and offers a well-balanced layout filled with natural light. The front reception room is bright and inviting, with a large bay window, high ceilings and period features, ideal for relaxing or entertaining. The kitchen sits centrally, offering good storage, space to dine and direct access to the private rear garden. The bedroom is quietly positioned at the rear, overlooking the garden, while the bathroom is neatly arranged with a bath and overhead shower. The generous garden is a real highlight, with lawn and gravel areas bordered by mature planting, perfect for outdoor enjoyment. A side return provides useful access and potential to extend, subject to the necessary permissions, and a demised cellar adds valuable storage.

## Features

- One bedroom
- Private garden
- Victorian conversion
- Over 900 square feet
- Demised cellar
- Sandwiched between Brixton and Heme Hill
- Brockwell Park a six-minute stroll
- Victoria Tube Line plus Overground and trains
- Chain-free

Council tax band C    EPC rating D (62)

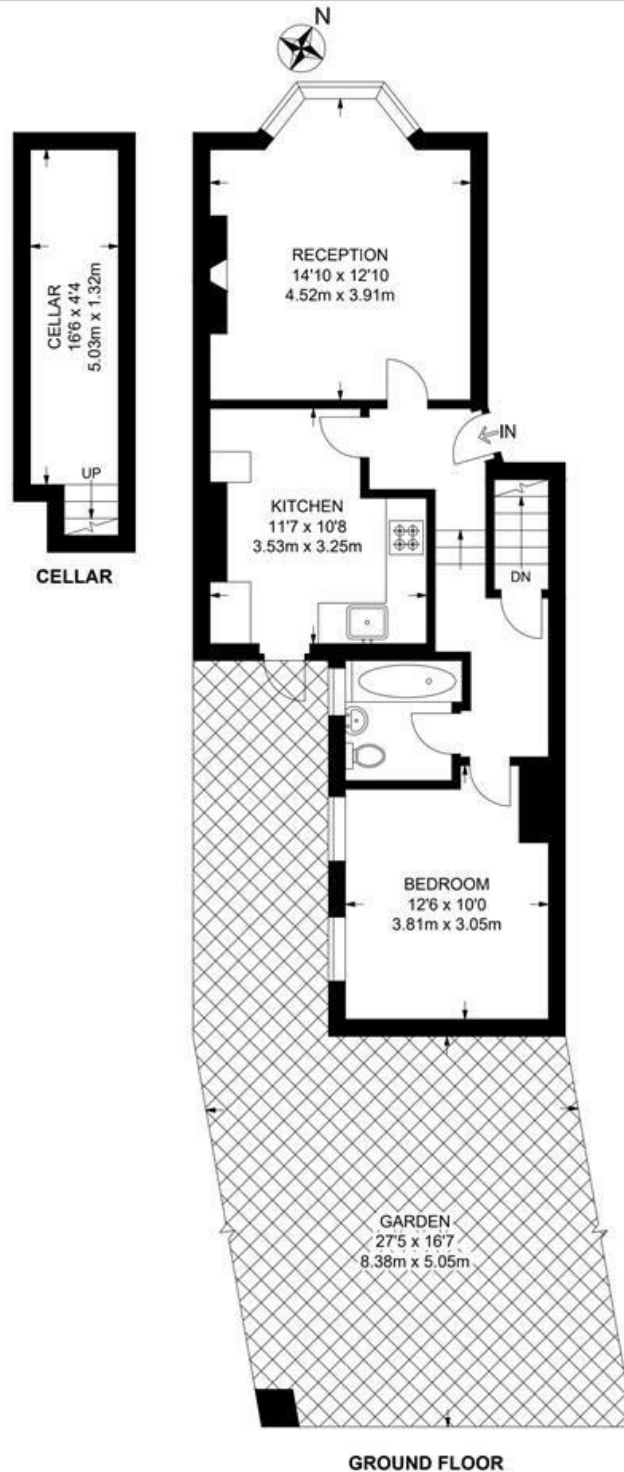


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**1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **622 SQ FT / 57.8 SQ M**

APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: **544 SQ FT / 50.5 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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