



**Pulross Road, Brixton, SW9**

2 bedroom flat - purpose built for sale

**£450,000**

Share of Freehold

## Property Details

This bright and airy split-level apartment offers two generous double bedrooms and nearly 800 square feet of well-planned living space within a modern purpose-built property. Entry is at ground level, with a private staircase leading to a welcoming hallway and the heart of the home—an open-plan kitchen and reception room. Stylish, sociable, and flooded with natural light, it provides ample space for relaxing, entertaining, and dining, with a sleek kitchen offering excellent storage, integrated appliances, and generous worktops. A well-proportioned bedroom, plus a sleek, modern bathroom occupy this floor, while the entire upper level is devoted to the generously sized principal bedroom. Enjoying useful eaves storage and a peaceful position away from the main living areas, it offers an ideal retreat at the end of the day. Perfectly positioned just five minutes from Brixton tube, ten from Stockwell, and within easy reach of Clapham High Street, the apartment is also close to the green spaces of Brockwell Park, Slade Gardens, and Clapham Common. With an abundance of restaurants, cafés, shops, and nightlife nearby, this home offers exceptional convenience.

Council tax band C    EPC rating C (78)

## Features

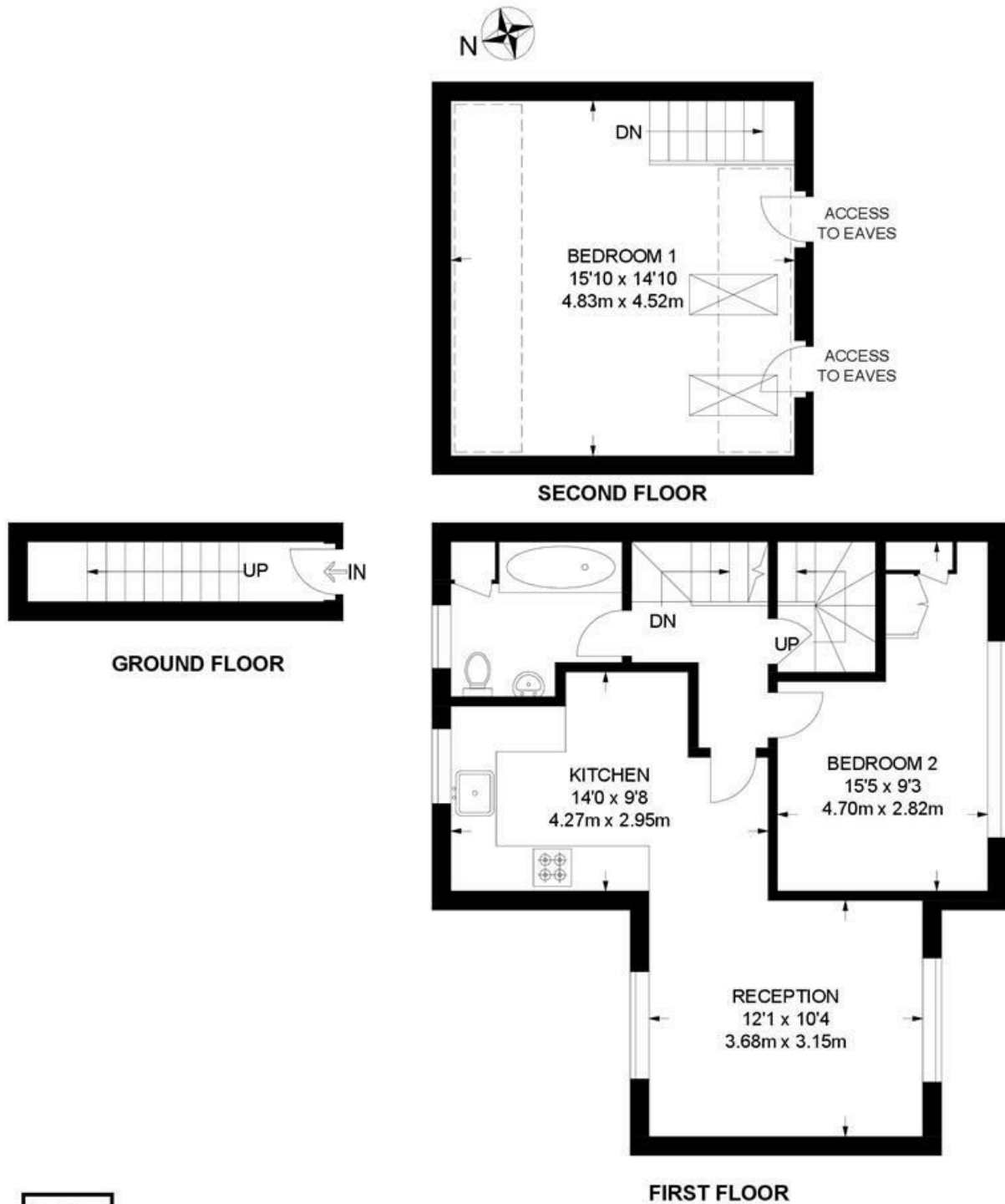
- Two double bedrooms
- Split-level
- Nearly 800 square feet
- Open plan reception room and kitchen
- Sought-after location, Central Brixton just a two-minute stroll away
- Within a ten-minute walk to Clapham and Stockwell High Streets
- Access to Victoria and Northern Lines plus Overground
- Share of freehold included
- Chain-free.



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APPROXIMATE GROSS INTERNAL AREA: 775 SQ FT / 72 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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