

**Brixton Hill, Brixton, SW2**

2 bedroom flat - conversion for sale

**£400,000**

Leasehold

## Property Details

A bright and charming two bedroom corner flat, set on the third floor of an elegant Victorian property, enjoying an elevated position and excellent privacy. Natural light is a defining feature throughout this beautifully presented home, with an abundance of windows creating a bright and inviting ambience. The open-plan reception room is particularly impressive, featuring three characterful sash windows drawing light from three aspects and offering leafy views across Raleigh Gardens. Generous in scale, the space comfortably accommodates lounging, dining and cooking, centred around a charming feature fireplace with industrial lighting overhead and rustic wooden flooring underfoot. This flows seamlessly into the contemporary kitchen, finished with blue cabinetry, quartz worktops, open shelving and ample storage, ideal for both daily living and entertaining. The two bedrooms are thoughtfully separated by the entrance hallway, providing privacy and flexibility, with both benefiting from neutral décor and original floorboards, the principal also featuring a fireplace. The stylish bathroom includes a bathtub with overhead rain shower, underfloor heating, built-in storage and discreet laundry facilities. A further hallway cupboard completes this appealing home.

## Features

- Two bedrooms
- Victorian conversion
- Bright ambience
- Third floor, corner flat
- Charming features
- Local amenities on the doorstep
- Central Brixton a ten-minute stroll
- Victoria Line, Overground & 24hr buses
- Brockwell Park a ten-minute walk
- Chain-free

Council tax band B      EPC rating D (59)

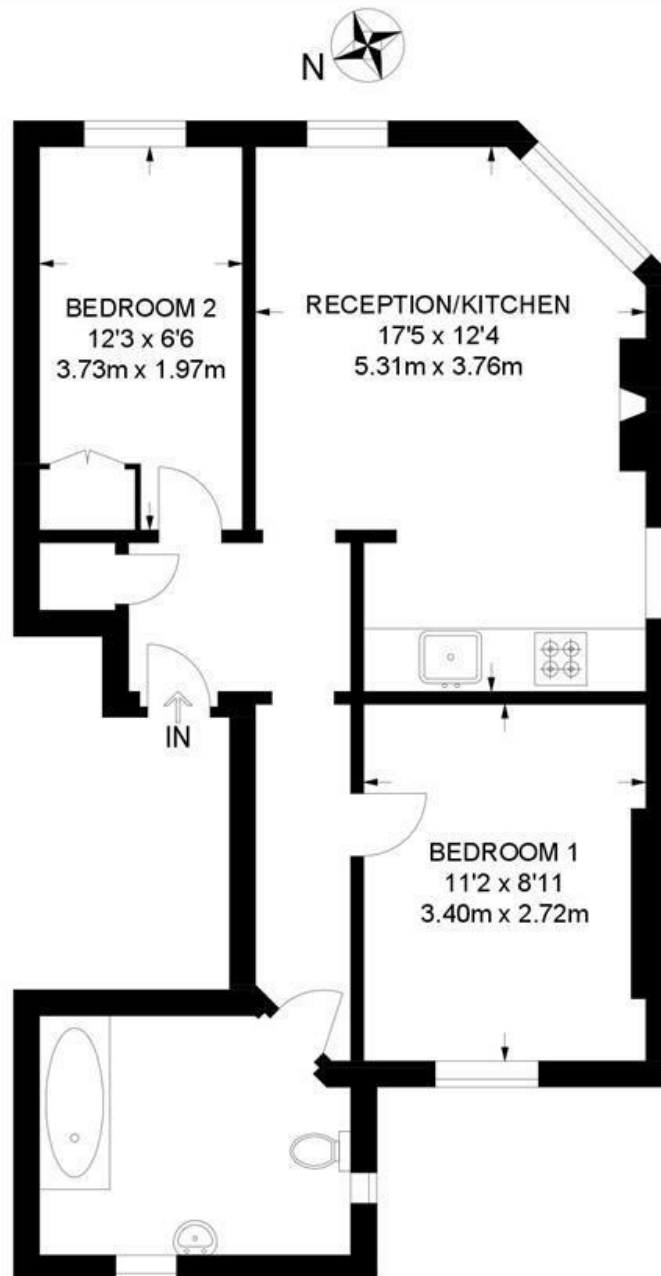




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## Brixton Hill, SW2 2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 538 SQ FT / 50 SQ M



**THIRD 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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