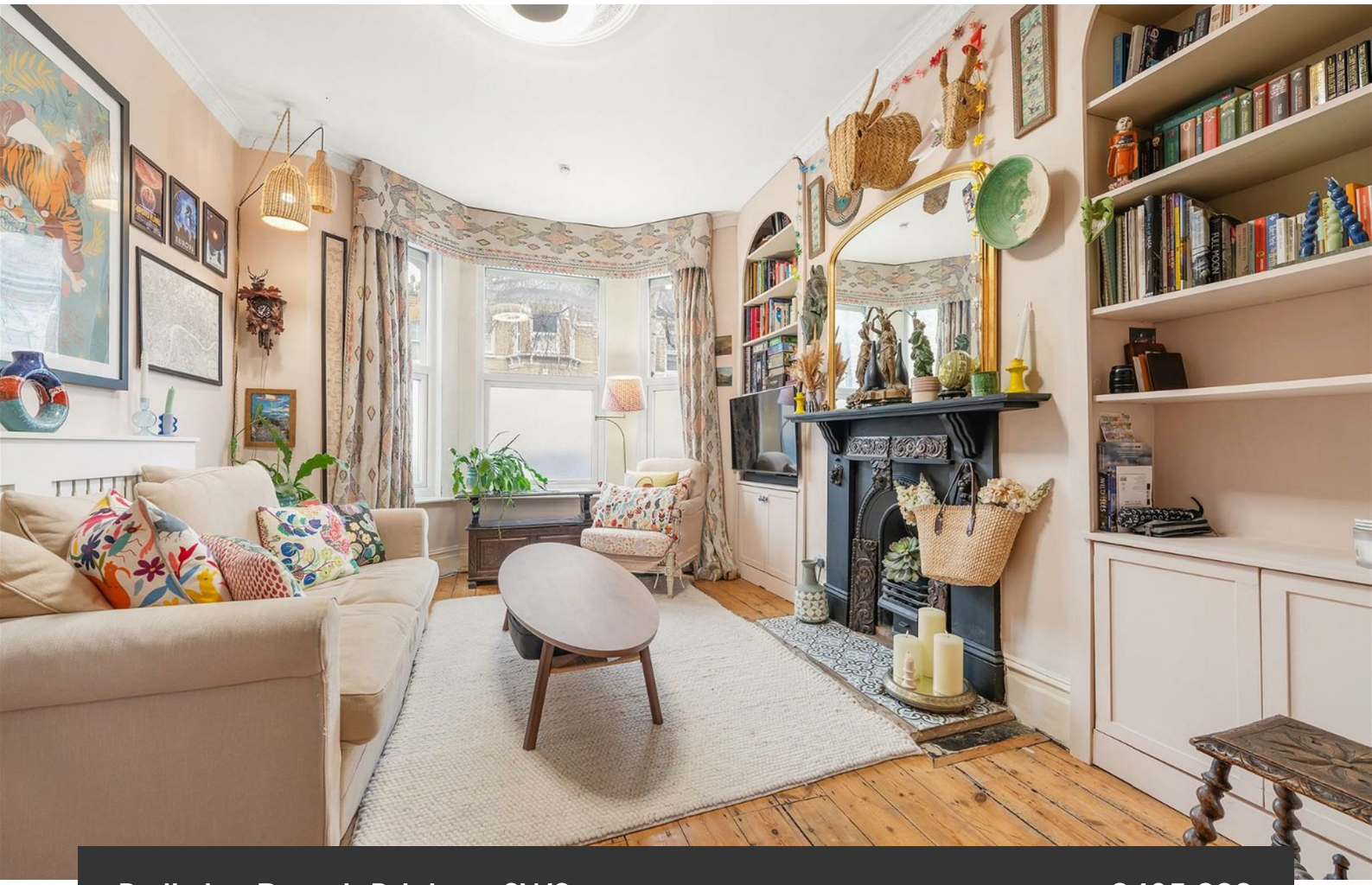
Keating Estates



Ballater Road, Brixton, SW2

1 bedroom flat - conversion for sale

£485,000

Leasehold

Property Details

A charming one double bedroom garden flat, set within an attractive Victorian house on ideally positioned Ballater Road. This appealing home combines period character with contemporary finishes and a lovely private garden. The welcoming reception features a generous bay window, attractive fireplace and hardwood flooring, creating a wonderful space to unwind. The stylish kitchen incorporates sleek cabinetry and a sociable dining area, with double doors offering flexibility to open the rooms together for entertaining or create a cosier setting. French doors lead from the kitchen onto the private, low-maintenance garden, also accessible from the bedroom. An attractive brick wall and leafy backdrop of neighbouring palms create a wonderfully secluded feel for al-fresco dining and summer entertaining. Peacefully positioned to the rear, the dual-aspect bedroom enjoys natural light from two directions, cosy carpeting and direct garden access. A contemporary bathroom and demised cellar, providing useful additional storage, complete this lovely home.

Features

- One double bedroom
- Private garden
- Victorian conversion
- Characterful features
- Demised cellar
- Quiet residential street
- Local eateries and shops on the doorstep
- Brixton centre a seven-minute walk
- Clapham High Street around a ten-minute stroll
- Victoria and Northern tube lines

Council tax band C EPC rating E (54)



















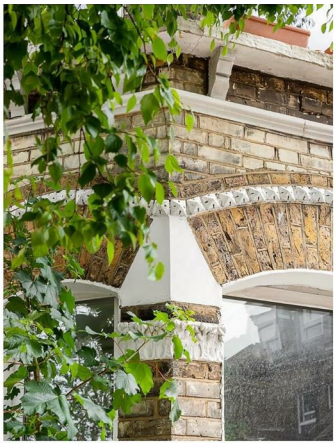






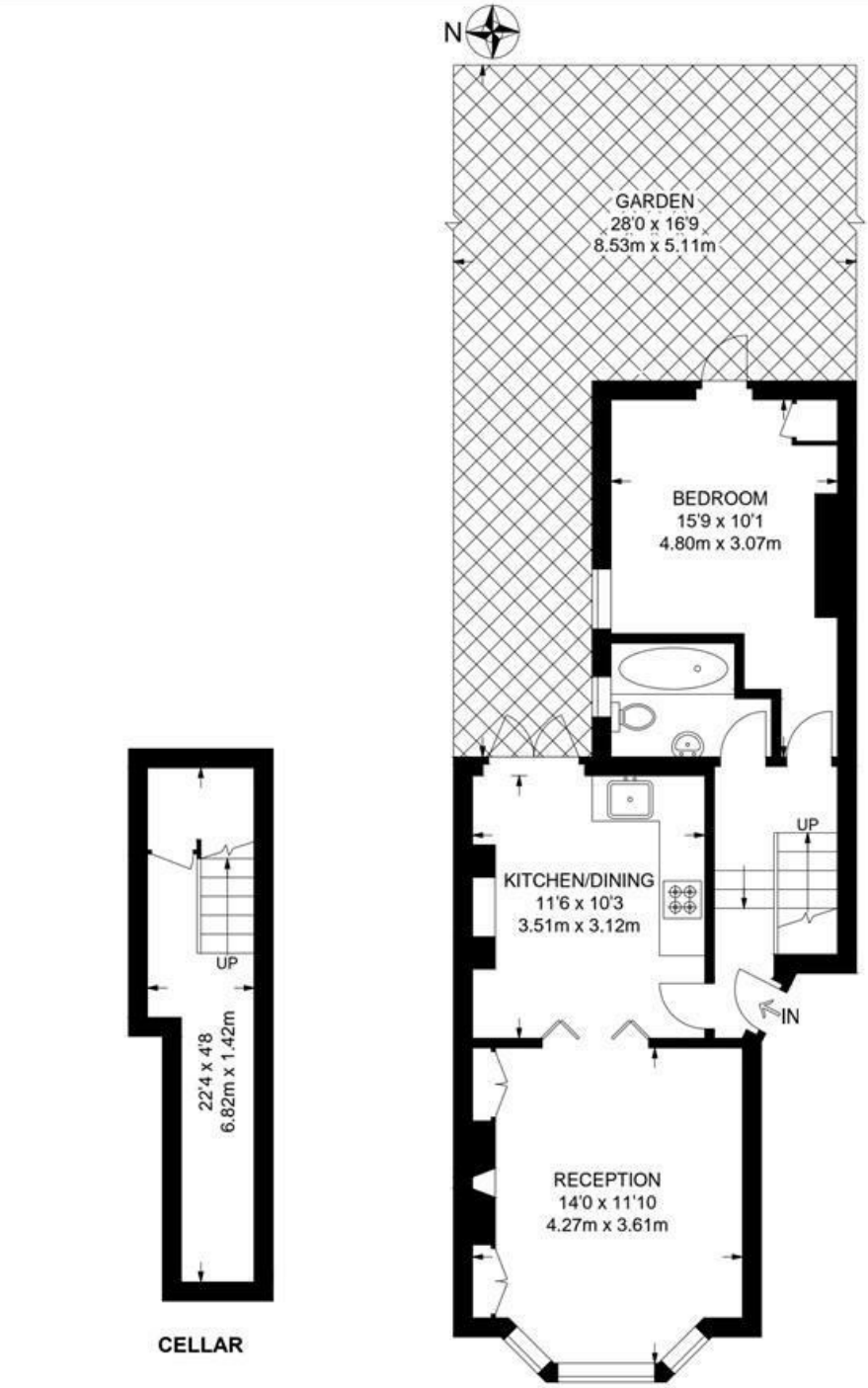






Ballater Road, SW2
1 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **601 SQ FT / 56 SQ M**
APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: **517 SQ FT / 48 SQ M**



CELLAR

GROUND 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.

Ballater Road, Brixton, SW2

