



**Acre Lane, Brixton, SW2**

2 bedroom flat for sale

**£450,000**

Leasehold

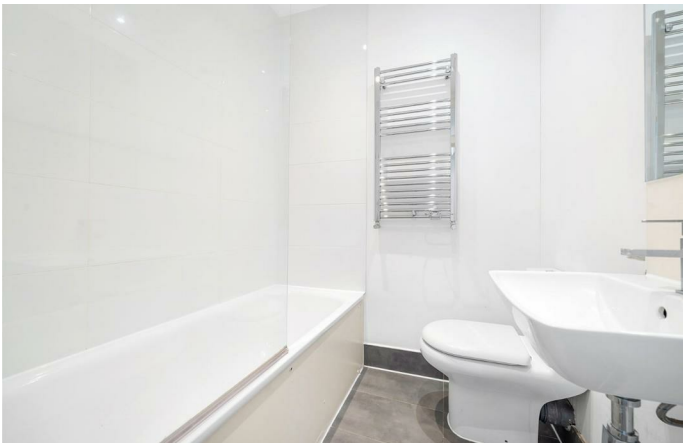
## Property Details

A charming split-level two bedroom, two bathroom apartment, arranged over the upper floors of an attractive Victorian conversion on the ever-popular Acre Lane, with a vast array of amenities on the doorstep. This bright and airy home spans the upper floors, elevating it above the buzz of the area while offering a well-balanced layout and excellent natural light throughout. The heart of the home is a generous open-plan kitchen and reception room, ideal for relaxing and entertaining, with large windows, wooden flooring and a fresh, neutral finish. The kitchen features sleek cabinetry, ample storage, generous worktop space and integrated appliances, thoughtfully arranged around the dining area. The principal bedroom occupies the top floor, with lofted ceilings, skylights and attractive rooftop views, plus an en-suite shower room. The second bedroom sits to the rear away from the street to promote a restful ambience, served by a bathroom with bathtub and overhead shower. A bright, well-located home that truly sells itself.

Council tax band C    EPC rating C (70)

## Features

- Two bedrooms
- Two bathrooms
- Victorian conversion
- Split over the upper floors
- Elevated above the exciting buzz of the area
- Vast array of amenities in every direction
- Central Brixton a five-minute stroll
- Clapham High Street a ten-minute walk
- Victoria and Northern tube lines
- Chain-free

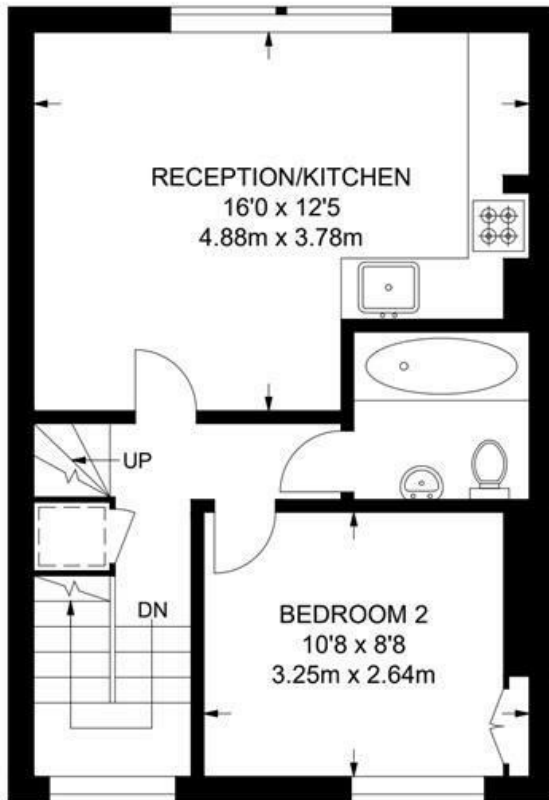


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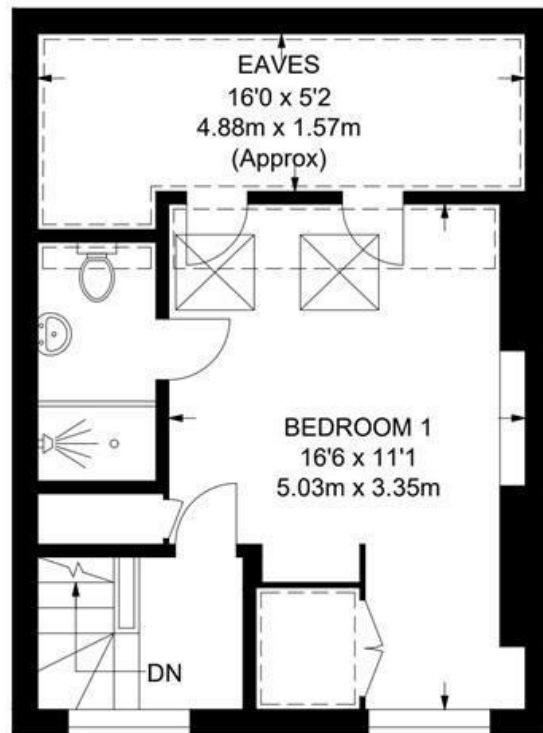
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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA WITH EAVES: **775 SQ FT / 72 SQ M**

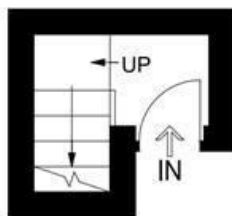
APPROXIMATE GROSS INTERNAL AREA WITHOUT EAVES: **693 SQ FT / 64.4 SQ M**



**SECOND FLOOR**



**THIRD 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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