

## Brixton Water Lane, Brixton, SW2

2 bedroom flat - purpose built for sale

£525,000

Leasehold

### Property Details

A beautifully presented two double bedroom, two bathroom apartment set within a luxury modern development moments from Brockwell Park. The spacious open-plan reception room is flooded with natural light through expansive floor-to-ceiling windows, creating an inviting space for relaxing or entertaining, complete with a bespoke built-in bookshelf. The contemporary kitchen features sleek white cabinetry, integrated appliances and ample dining space. Both bedrooms are comfortable doubles positioned away from the living area for added privacy, with the principal bedroom benefitting from a modern en-suite shower room. The second bedroom is equally well-suited for sharers, guests or home working. A stylish main bathroom includes a bathtub with overhead rainfall shower, perfect for unwinding after a yoga class at the studio downstairs. Further benefits include underfloor heating throughout, excellent energy efficiency, secure entry, lift access and a large shared roof terrace with stunning 360-degree views.

### Features

- Two double bedrooms
- Two bathrooms
- Large communal roof terrace with 360 degree views
- Secure modern development
- Underfloor heating throughout
- Bright and airy
- Lift access
- Close to Brockwell Park
- Brixton Tube an eight-minute walk
- Herne Hill a ten-minute stroll

Council tax band D    EPC rating C (73)

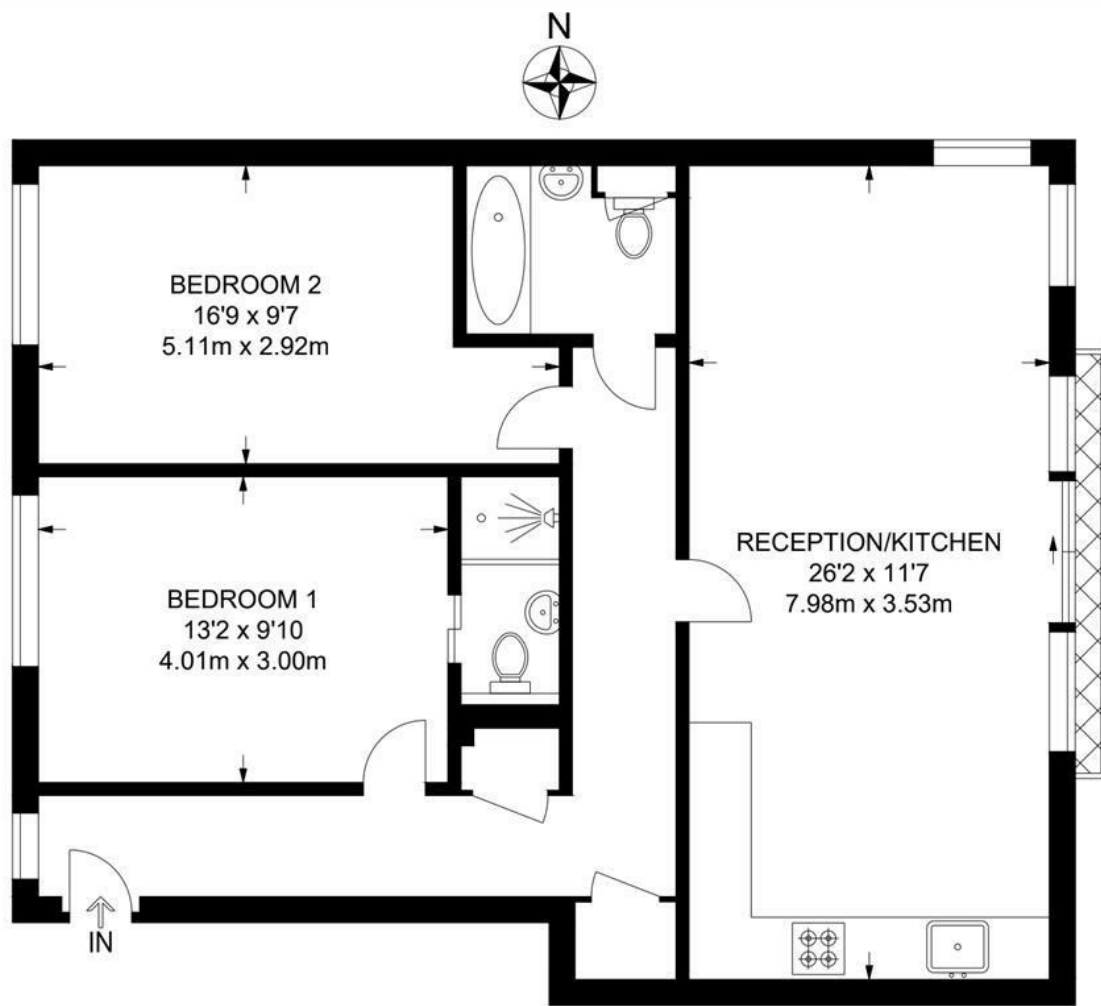




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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **804 SQ FT / 75 SQ M**



**SECOND 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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