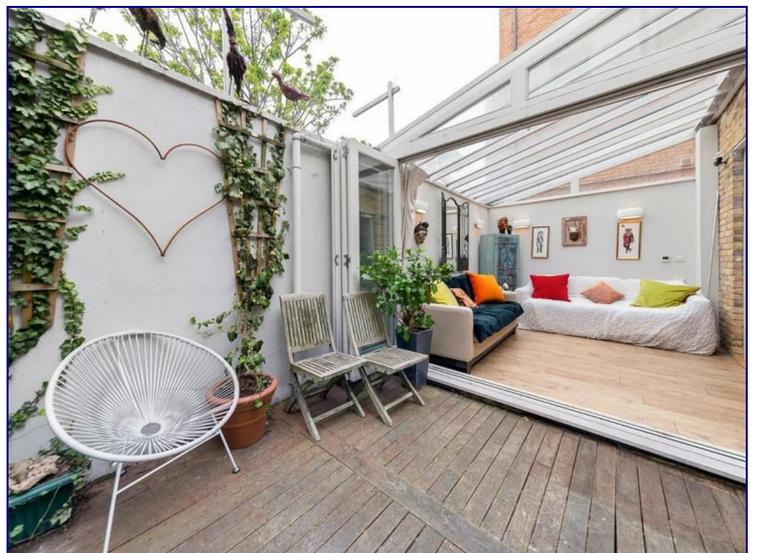


**Brixton Road, London, SW9 7AA**



**£2,900**

Kings is delighted to present this stylish two double bedroom, two bathroom house, thoughtfully designed for modern living and offering two private outdoor spaces. The property features a charming courtyard garden and an impressive south-facing roof terrace accessed from the principal bedroom.

Arranged over two floors and extending to approximately 902 sq ft, the home boasts a bright open-plan kitchen/dining area flowing into a light-filled conservatory-style reception room, creating an ideal space for entertaining and everyday living. Both bedrooms benefit from contemporary en-suite bathrooms, with the ground floor bedroom offering flexibility as a guest room, home office or nursery.

Ideally located within easy reach of Brixton, Clapham and Stockwell, the property is moments from Brixton Station (Victoria Line), with the Northern Line also close by. Brixton Village, POP Brixton and the open green spaces of Brockwell Park are all within walking distance.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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