

**Morrish Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£525,000**

Leasehold

## Property Details

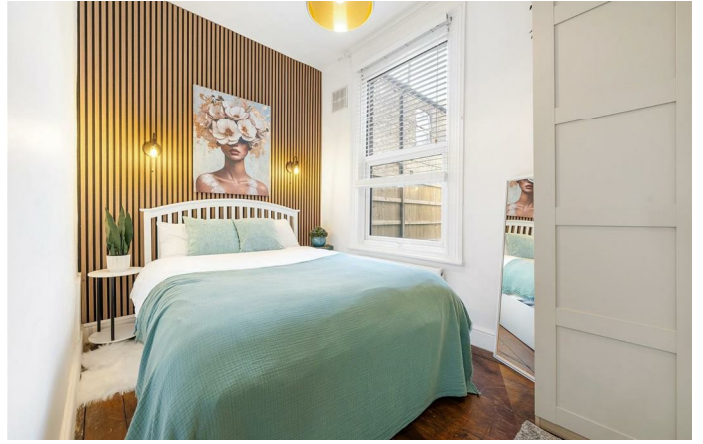
This two bedroom Victorian ground floor apartment with a South-West facing private garden is set within a period conversion, offering a practical layout with some character features and a good level of natural light throughout. The heart of the home is the open-plan kitchen, dining and reception space to the rear, benefiting from a double aspect with windows overlooking the side return and doors opening directly onto the garden, creating a seamless indoor-outdoor flow. The reception area provides space for relaxing and dining, while the kitchen is neatly arranged with modern cabinetry and integrated appliances. The private garden enjoys a sunny aspect and offers a low-maintenance outdoor space. To the front, the principal bedroom is a generous double with a bay window, complemented by a second bedroom overlooking the side return. A centrally located bathroom and hallway storage complete the home.

## Features

- Two double bedrooms
- Private South-West facing garden
- Victorian conversion
- Bright and airy throughout
- Neighbourly road with street party and book club
- Proximity to Brixton, Streatham Hill and Balham
- Brixton a fifteen-minute walk or five-minute bus
- Streatham Hill an eight-minute walk
- Chain-free.

Council tax band C    EPC rating D (66)





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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **641 SQ FT / 59.5 SQ M**



**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.

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