



**Lyham Road, Brixton, SW2**

2 bedroom maisonette for sale

**£485,000**

Share of Freehold

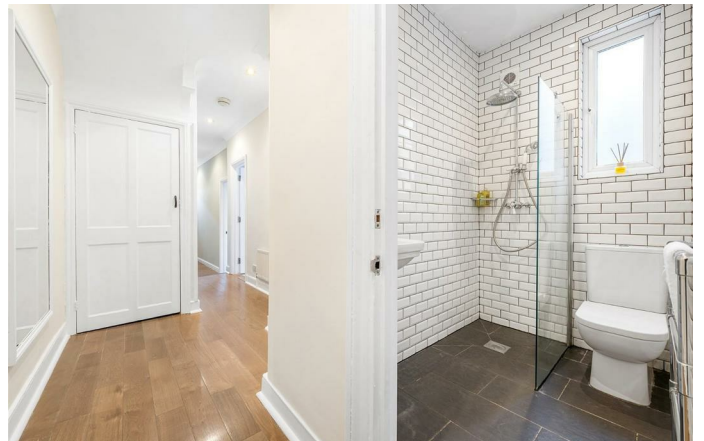
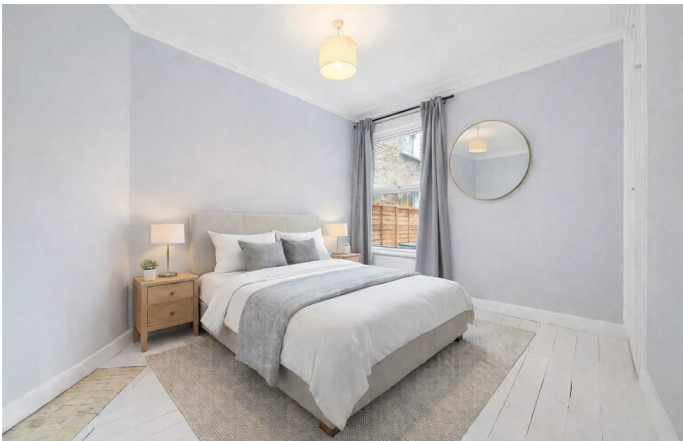
## Property Details

This spacious two-double-bedroom ground-floor maisonette is set within a charming period property and benefits from its own private entrance and direct access to a residents' garden for just this flat and one other. Upon entering, a welcoming hallway leads to a bright open-plan reception room at the rear, seamlessly combining living and dining areas. The kitchen is arranged across two walls with pastel green cabinetry and classic white subway tiles, creating a stylish and homely space ideal for both relaxing and entertaining. Both bedrooms are generously proportioned doubles, offering comfortable accommodation for a variety of living arrangements. A modern family bathroom features a contemporary walk-in shower, completing the interior. The property has been completely redecorated throughout, presenting a fresh and inviting atmosphere, with neutral finishes, tasteful detailing, and plenty of natural light, making it ready to move into and enjoy immediately while providing a practical and appealing layout for everyday living. \*Please note the property has been virtually staged with furnishings.\*

Council tax band C    EPC rating C (71)

## Features

- Two double bedrooms
- Front and rear residents' gardens
- Ground floor maisonette
- Own private entrance
- Recently re-decorated
- Excellent bus connections on Brixton Hill, just a 5-minute walk away
- Access to the Victoria and Northern tube lines
- Walking distance to Brixton and Clapham High Streets
- Share of freehold
- Chain-free





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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 717 SQ FT / 66.6 SQ M



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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