



**Combermere Road, Brixton, SW9**

2 bedroom flat - purpose built for sale

**£475,000**

Leasehold

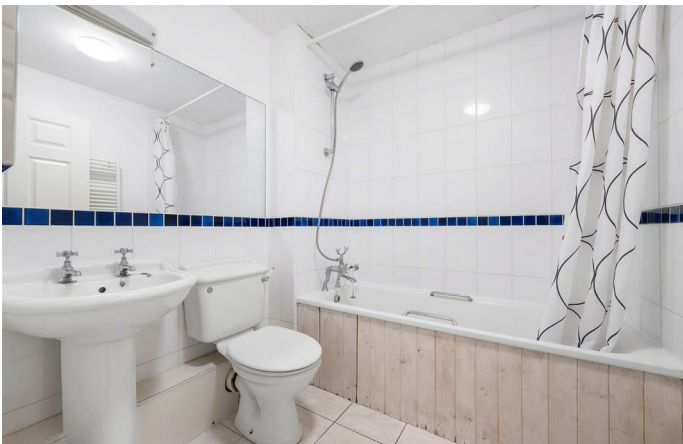
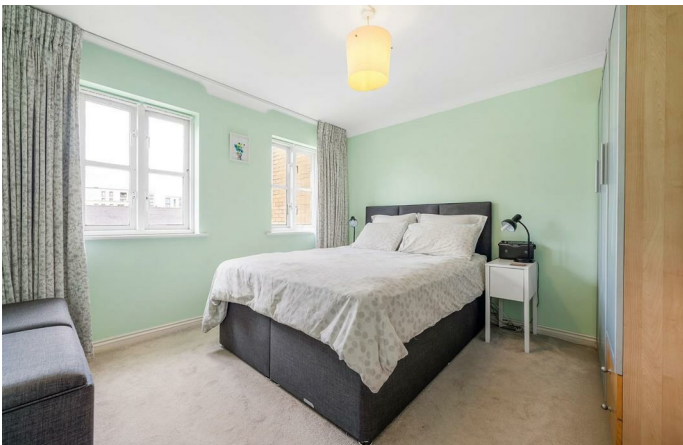
## Property Details

A beautifully bright two double bedroom top-floor apartment with allocated gated parking, set within an attractive purpose-built development. Elevated above surrounding rooftops, the property enjoys a peaceful, private atmosphere with excellent natural light. The welcoming hallway provides two storage cupboards. The spacious reception room features multiple windows, space for both lounge and dining areas. The separate kitchen is well-designed with ample storage, open shelving, under-cabinet lighting, and a bright outlook. Both bedrooms are generous doubles, positioned away from the living areas for privacy and flexibility, with the principal bedroom currently a home office and guest room. The spacious bathroom offers a bath, overhead shower and heated towel rail. Additional benefits include a well-maintained residents' lawn, secure allocated parking, bike storage, an extended lease, and a community setting.

## Features

- Two double bedrooms
- Attractive purpose built property
- Off-street, gated parking
- Residents' lawn and bike store
- Bright, elevated top floor setting
- Quiet residential street in the LTN
- Central Brixton a five-minute walk
- Clapham High Street just a ten-minute stroll
- Two parks an eight-minute walk
- Victoria and Northern Lines plus Overground

Council tax band B    EPC rating C (78)



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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **667 SQ FT / 62 SQ M**



**THIRD 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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