

**Saltoun Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£625,000**

Leasehold

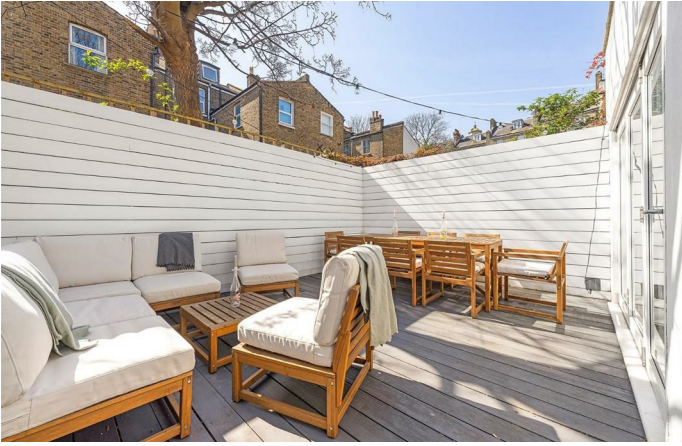
## Property Details

A beautifully presented two double bedroom Victorian garden flat set on the ground floor of an attractive period property on Saltoun Road, seamlessly blending contemporary design with classic charm. The heart of the home is the bright open-plan kitchen, dining and reception space, filled with natural light from skylights and bi-folding doors leading to the private garden. The sleek kitchen offers ample storage, integrated appliances and a stylish splashback, with plenty of space for dining and relaxing. The landscaped garden features decking, white slatted fencing and room for outdoor dining, creating a low-maintenance and tranquil setting. The principal bedroom is a generous bay-fronted room with high ceilings and a feature fireplace, while the second double bedroom includes built-in wardrobes and French doors opening onto the side return. A modern bathroom and useful cellar storage complete the home, with further potential to extend the side return, subject to the necessary permissions.

## Features

- Two double bedrooms
- Private south facing garden
- Victorian conversion
- Demised cellar
- Bright open-plan kitchen, dining and reception space
- Beautifully presented
- Potential to extend the side return (STTP)
- Central Brixton's vast array of amenities on the doorstep
- Victoria line a five-minute stroll
- Brockwell Park a ten-minute walk

Council tax band C    EPC rating D (65)





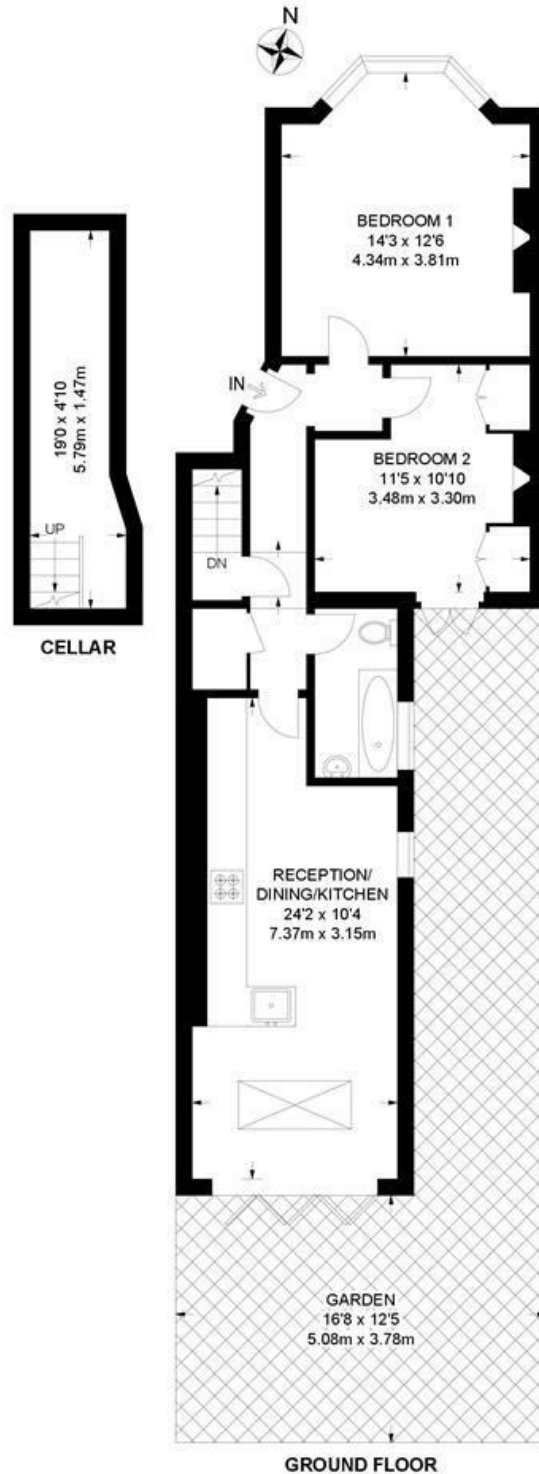
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**Saltoun Road, SW2**

**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: 728 SQ FT / 67.6 SQ M

APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: 648 SQ FT / 60.2 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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