



**Coal Lane, Brixton, SW9**

2 bedroom flat - purpose built for sale

**£585,000**

Leasehold

## Property Details

A fantastic two double bedroom, two bathroom apartment situated on the second floor of a luxury modern development, offering almost 800 square feet of stylish, contemporary living. A welcoming hallway leads into an impressive open-plan reception and kitchen, bathed in natural light from dual-aspect windows and large glass doors opening onto a South-facing private terrace, perfect for relaxing or dining al-fresco. The kitchen features cream cabinetry and sleek worktops, integrated appliances and generous storage. Both double bedrooms enjoy floor-to-ceiling windows, with the principal benefiting from fitted wardrobes and an en-suite shower room. The spacious, luxury family bathroom is finished with neutral tiling, a shower over the bath, an enclosed cistern toilet and a large fitted mirror. Exceptional insulation ensures a quiet, comfortable environment, with the additional perks of a communal terrace, lift access and bike storage. A generous storage cupboard completes this beautifully finished home, designed for modern living.

## Features

- Two double bedrooms
- Two bathrooms
- South-facing private terrace
- Additional residents terrace
- Modern build with lift
- Almost 800 square feet
- Heart of Brixton in moments
- Excellent transport links
- Chain-free
- Right to manage

Council tax band D    EPC rating B (85)





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APPROXIMATE GROSS INTERNAL AREA: **782 SQ FT / 72.6 SQ M**



**SECOND 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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