



## Beechdale Road | Brixton, SW2



A spacious two bedroom conversion flat with a large private garden on a quiet residential road off Brixton Hill. Retaining much of its period charm and character, this ground floor property features a spacious reception/dining room with patio doors leading to a private garden and a well designed kitchen. There are two double bedrooms, a main one with large built-in wardrobes and a smaller double as well as a modern bathroom. The flat also comes with a cellar.

Beechdale Road is a sought after road off Brixton Hill, moments from a GP practice and only 5 minutes away from the Brixton Hill parade with its fantastic selection of bars & eateries (such as The Fish Lounge, Curry Paradise, the White Horse Pub, Ciao Brixton, F Mondays and Cafe on the Hill). Brixton town centre, which is home to Brixton Village, Ritzy Cinema, Brixton Academy and Pop Brixton as well as many more bars and shops is within 15-20 minutes' walk or a few bus stops away and getting to Brockwell Park should take you 10 mins on foot.

Transport links include Brixton tube station, mainline station and numerous buses to the City and West End.

**£575,000**

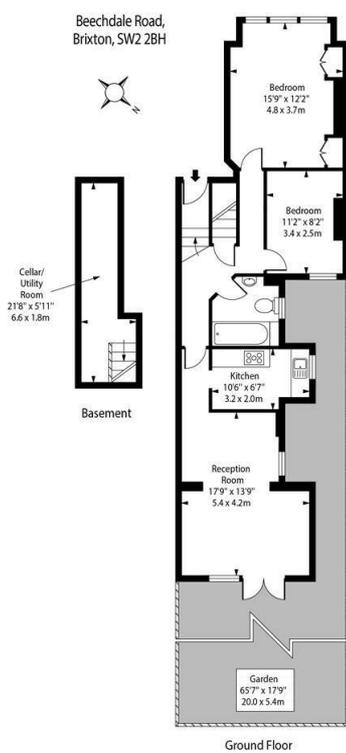
**Viewing**

- Two bedroom conversion flat
- Ground floor
- Private garden
- Sought after residential road

Please contact our Brixton Office on 0207 274 3111 if you wish to arrange a viewing appointment for this property or require further information.



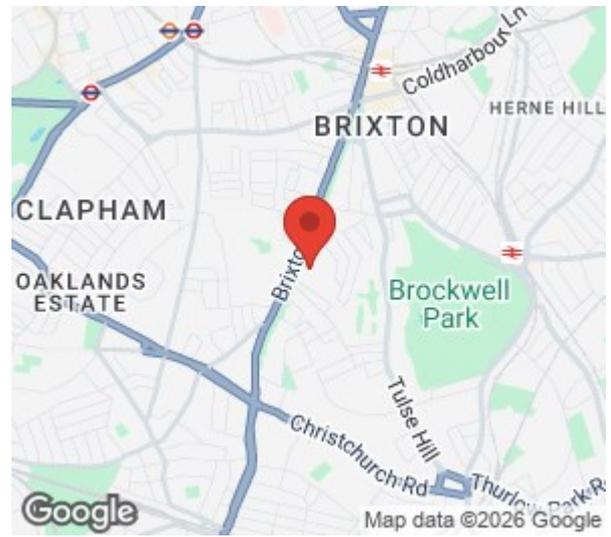
Beechdale Road,  
Brixton, SW2 2BH



Ground Floor

Approx Gross Internal Area 855 Sq Ft - 79.4 Sq M  
(Including Cellar & Utility Room)

For Illustration Purposes Only - Not To Scale  
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Energy Efficiency Rating	
Current	Potential
68	75

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential



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