



## Appach Road, Brixton, SW2

3 bedroom flat - conversion for sale

**£550,000**

Leasehold

### Property Details

Nestled on the upper floors of a handsome Victorian conversion, this bright and airy three-bedroom split-level apartment is set on Appach Road, a sought-after residential cul-de-sac with excellent amenities in every direction. The expansive reception room spans the width of the building, offering a spacious yet cosy setting with high ceilings and multiple windows. The spacious kitchen sits adjacent, wrapping around to maximise worktop and storage space, and featuring a large window. Both the kitchen and reception are spacious enough to accommodate a dining table, giving you the flexibility to choose. The positioning of the kitchen next to the reception also offers the potential to combine these into one if open plan living is preferred, subject to necessary permissions. All three bedrooms are generous doubles. One sits peacefully at the rear of the first floor with leafy garden views, while the two upstairs feature Velux windows and neutral décor, in keeping with the home's light and airy ambience. A centrally located bathroom includes a bathtub for ultimate relaxation. With its thoughtful layout, Victorian charm, and desirable location, this appealing home offers flexibility and comfort in equal measure.

### Features

- Three double bedrooms
- Victorian conversion
- Over 880 square feet split over two floors
- Bright and airy
- Supermarket, bakery and eateries on the doorstep
- Brixton and Herne Hill both around a ten minute walk
- Brockwell Park five-minutes away
- Chain-free
- Share of freehold will be granted

Council tax band C

EPC rating D (64)

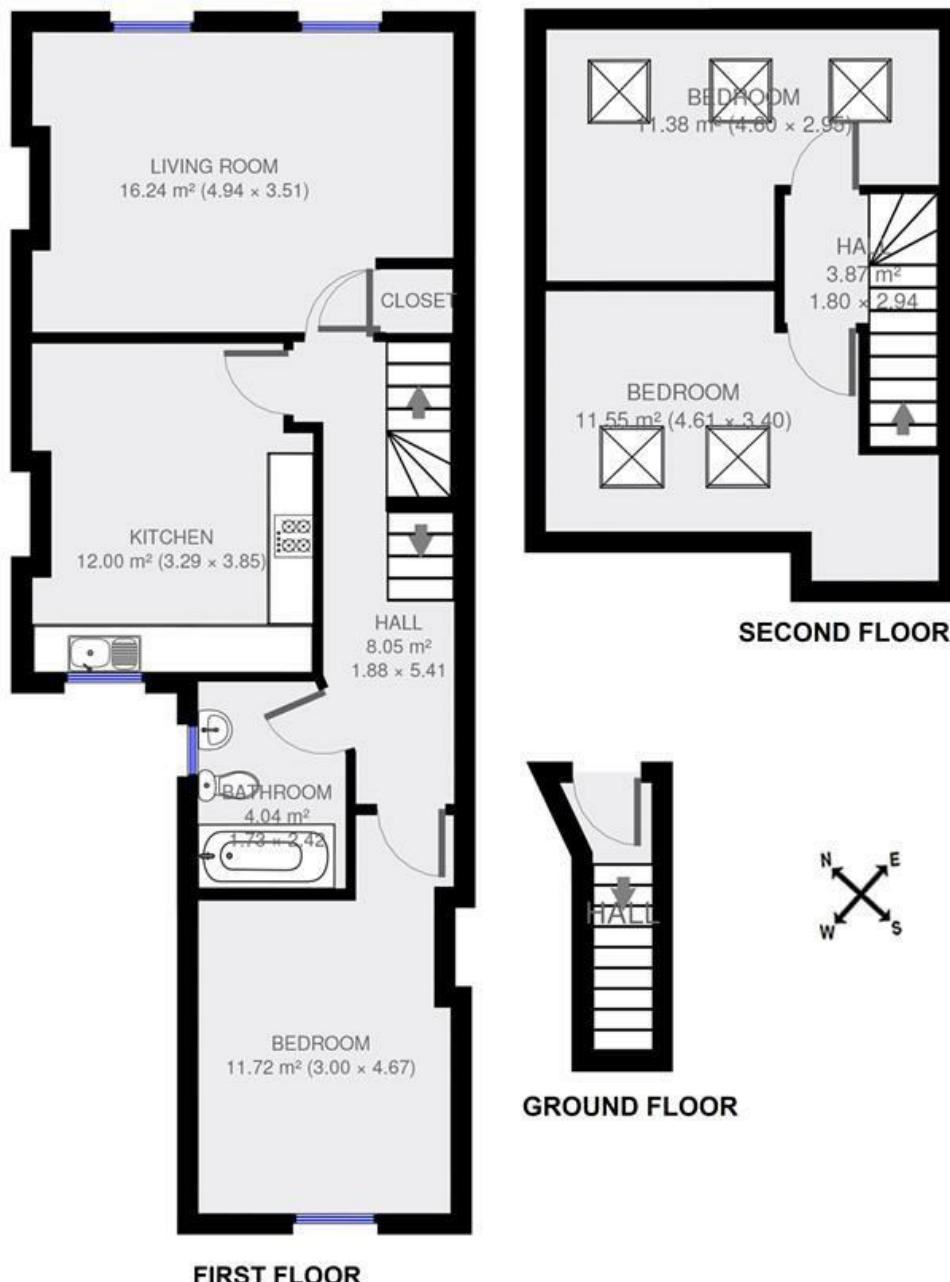


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**3 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **883 SQ FT / 82 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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