



**Bourbon Road, Brixton, SW9**

2 bedroom flat - purpose built for sale

**£485,000**

Leasehold

## Property Details

This beautifully arranged two bedroom ground floor apartment is set within a modern, purpose-built development and finished to a high contemporary standard throughout. The generous open-plan kitchen and reception room is bright and inviting, with large glazed doors opening onto a covered private terrace, creating a seamless extension of the living space. The sleek kitchen features white gloss handleless cabinetry, wooden worktops and integrated appliances, offering both style and practicality. The reception area comfortably accommodates lounge and dining zones, while both bedrooms are well-proportioned doubles, including a tranquil principal bedroom with built-in storage and direct outdoor access. The second bedroom is versatile, ideal as a guest room, office or nursery. A modern bathroom, spacious hallway, and excellent storage including a separate utility room enhance the home, with further benefits including secure bike storage and well-maintained communal areas. An extension of the lease length to 114 years is in process.

## Features

- Two double bedrooms
- Private terrace
- Secure modern development
- Bike storage
- Separate utility room
- Lease extension currently underway
- Eythorne Park a one-minute stroll, Myatt's Fields Park in eight
- Short walk to the Victoria and Northern Lines
- Twenty minute walk to Brixton centre

Council tax band D    EPC rating C (77)

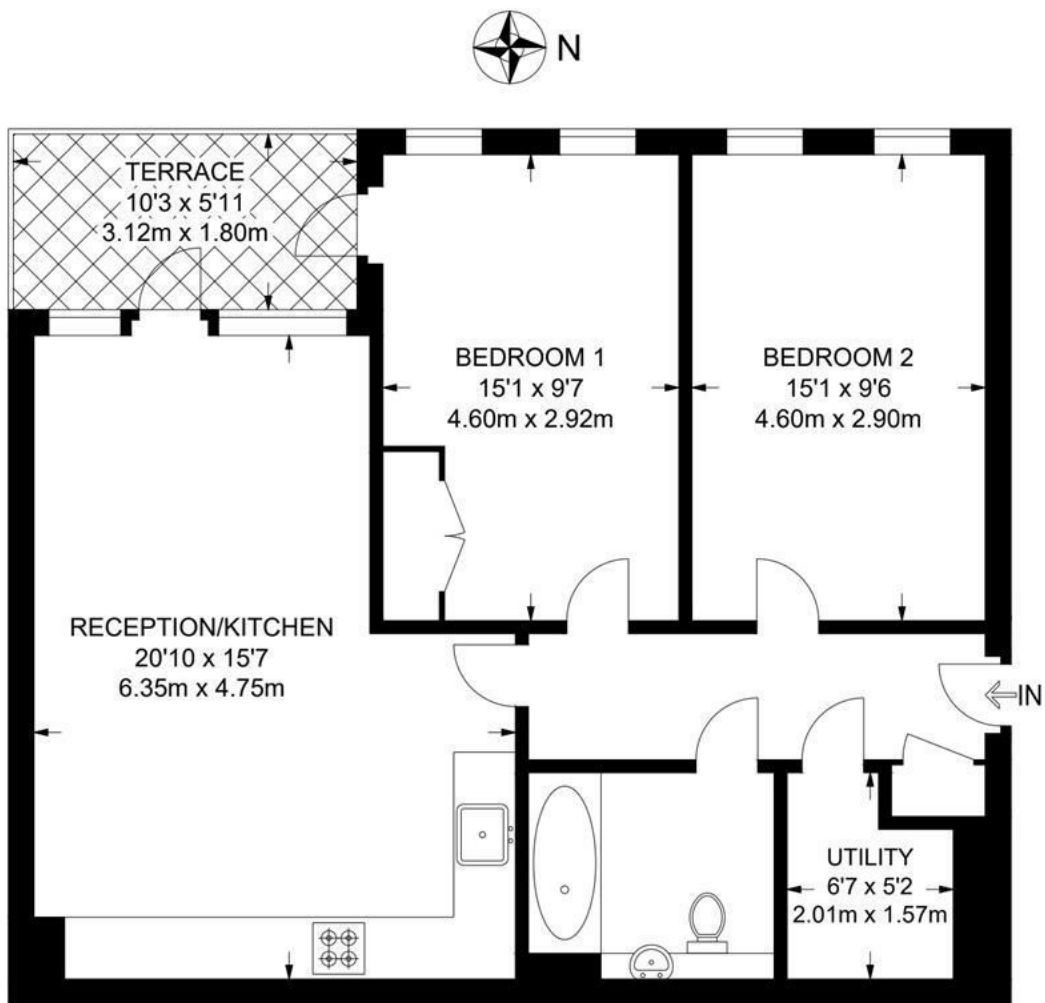




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APPROXIMATE GROSS INTERNAL AREA: **761 SQ FT / 70.7 SQ M**



**GROUND 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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