



**Loats Road, Brixton, SW2**

1 bedroom flat - purpose built for sale

**£375,000**

Leasehold

## Property Details

A perfectly laid-out one double bedroom flat with a private garden, set on a leafy road situated between Clapham and Brixton with access to a multitude of transport links. Felling like a home from the moment you step through the private entrance, a spacious hallway offers multiple storage cupboards. A comfortable double bedroom is set behind large shuttered windows with built in wardrobes. Adjacent is an inviting modern bathroom, complete with a bath. A separate kitchen is fitted with neutral shaker style cabinetry, with a soft pop of colour from blue metro tiles, overlooking the garden. The reception room has space to dine and relax, large pane windows and door provide direct access to the private low maintenance garden. A gate in the garden fence opens into a large green shared by the surrounding neighbours.

Council tax band B    EPC rating (null)

## Features

- One double bedroom
- Private garden plus direct access to a garden square
- Over 500 square feet of internal living space
- Own front door
- Recently redecorated
- Bright and airy throughout
- Walking distance to both Clapham and Brixton centres
- Strolling distance to Abbeville Village
- Multitude of transport links including the Victoria and Northern lines



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APPROXIMATE TOTAL INTERNAL AREA: 505 SQ FT / 47 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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