



**Brixton Hill, Brixton, SW2**

1 bedroom flat - purpose built for sale

**£325,000**

Leasehold

## Property Details

Spacious and well-presented this lovely one bedroom home is set within a characterful and well-maintained Art Deco building, the flat is tucked quietly away to the rear of the fourth floor overlooking the gardens below and benefitting from a fantastic location minutes from the heart of Brixton. Offering well-proportioned rooms with high ceilings and double glazing, this home is sure to appeal to those looking to be in a central location whilst still being in a peaceful setting with leafy garden views from all rooms. The reception room offers generous proportions, flooded with natural light from large windows and featuring characterful wooden flooring, with ample space to lounge and dine. The separate kitchen is neutrally styled and provides everything you need in terms of practicality with ample storage and plentiful work surfaces. Adjacent sits the bathroom, complete with storage and equipped with both shower and bath. The double bedroom boasts large windows and built in wardrobes whilst still offering plenty of space for additional storage options. Further benefits include a large shared garden, electric gates and a lift, plus a friendly community spirit in the building, the ideal first time purchase. Early registration of interest is advised.

## Features

- One double bedroom
- Large communal garden
- Sought-after Art Deco building
- Quietly tucked away to the rear of the building
- Garden views from all rooms
- Separate kitchen and reception
- Lift
- Located a five-minute walk from Brixton tube station
- Short stroll to Brockwell Park
- Chain-free

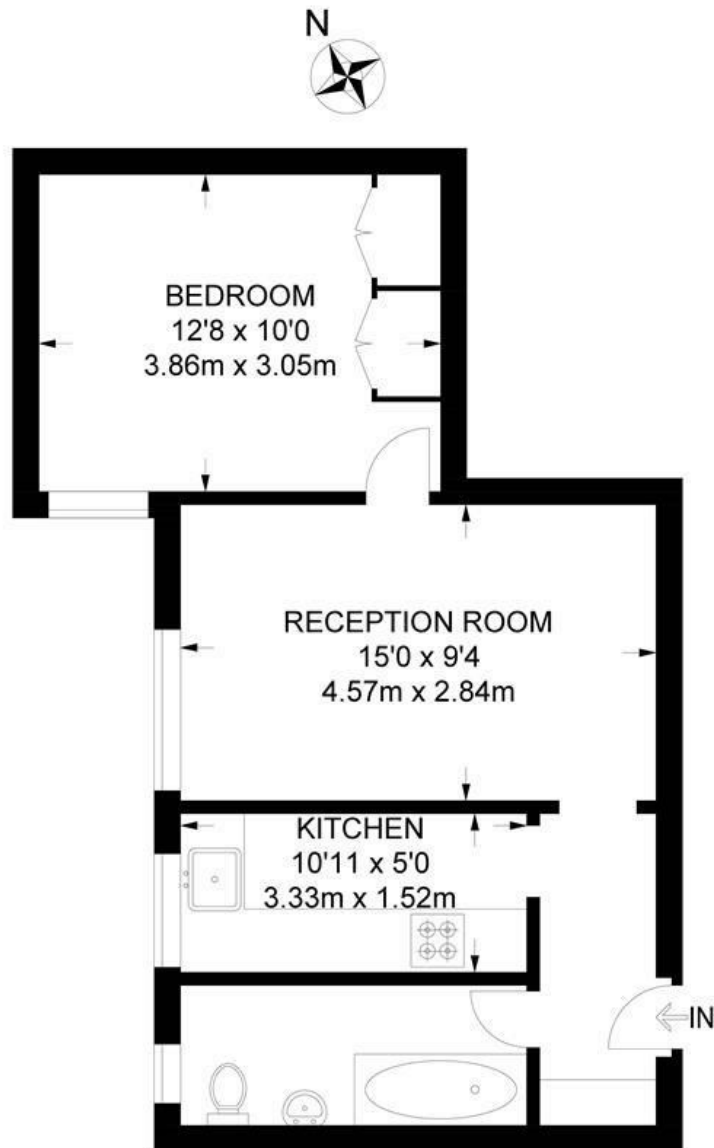
Council tax band C    EPC rating D (61)



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**1 Bedroom Flat**

APPROXIMATE TOTAL INTERNAL AREA: **424 SQ FT / 39.4 SQ M**



**FOURTH 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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