



## Strathleven Road, Brixton, SW2

2 bedroom flat - conversion for sale

**£595,000**

Share of Freehold

### Property Details

A stunning two bedroom end of terrace garden flat with it's own front door on the well-located Strathleven Road, equidistant to Clapham and Brixton. From the moment you step through the private entrance, this larger than average flat feels like a true home. The spacious reception room is bathed in sunlight from a large South-facing bay window and features high ceilings and space to accommodate a dining table. The kitchen enjoys the same sunny aspect, with generous storage options. Keeping the laundry neatly tucked away, a designated utility room feeds off the kitchen. The principal bedroom is a large double with built in wardrobes and characterful features including sash bay windows. Still a genuine double, the second bedroom sits at the opposing end of the property, ideal for sharers or those requiring a home office overlooking the garden, akin to how this versatile room is currently configured. The bathroom is in a central position, equipped with both shower and bath. Planning permission is approved to reconfigure the layout should the new owner desire. The garden is a generously proportioned sun trap with the configuration of the surrounding buildings ensuring a particularly private outside space, with side access ideal for bikes.

### Features

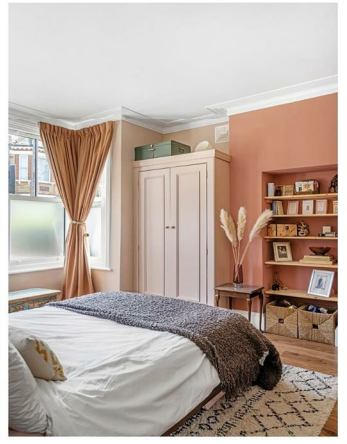
- Two double bedrooms
- Private garden
- Victorian end of terrace
- Own front door
- Clapham and Brixton centres in under fifteen-minutes
- Access to the Victoria and Northern Lines
- Brockwell Park a short stroll away
- Amenities of Acre Lane and Abbeville Village
- Share of Freehold

Council tax band D    EPC rating C (70)





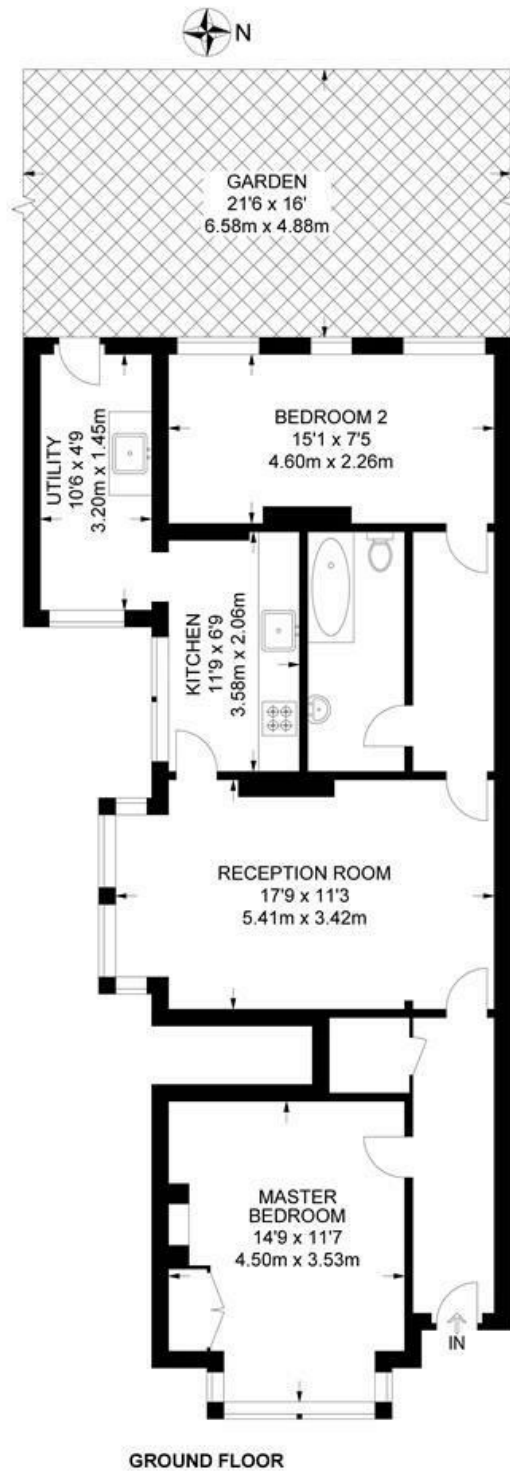




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**2 Bedroom Flat**

APPROXIMATE TOTAL INTERNAL AREA: 770 SQ FT / 71.5 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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