



**Villa Road, Brixton, SW9**

2 bedroom flat - conversion for sale

**£745,000**

Share of Freehold

## Property Details

A wonderful two bedroom flat with a private garden set within a Victorian house overlooking the park, minutes from the Brixton and easy reach of both Stockwell and Clapham. The open-plan reception room offers a sense of grandeur, measuring over 11m with a bright atmosphere enhanced by exceptionally high ceilings and vast windows. The lounge area relishes views of the park with generous proportions to unwind in front of the fireplace. The chef-grade kitchen is fully integrated behind gloss cabinetry offering vast storage and copious surface space plus room for a dining table. Skylights and floor to ceiling windows and door flood the room with light, leading out to the garden behind. Lovingly tended to, the private garden is tiered with a patio area, planters, seating area and shed creating a secluded haven for the warmer months. Completing the ground floor a contemporary bathroom is furnished with both shower and bath and a storage cupboard sits off the hall. Both bedrooms are large doubles with fireplaces and leafy views, occupying the upper floor the elevated position ensures additional light and privacy. The principle bedroom has built-in wardrobes and three sash windows. Early registration of interest is advised.

## Features

- Two double bedrooms
- Private garden
- Victorian conversion
- 1000 square feet of internal space
- Split over two floors
- Overlooking the park
- Brixton station in seven minutes
- Close to the amenities of Brixton, Stockwell and Loughborough Junction
- Share of Freehold

Council tax band D

EPC rating C (69)

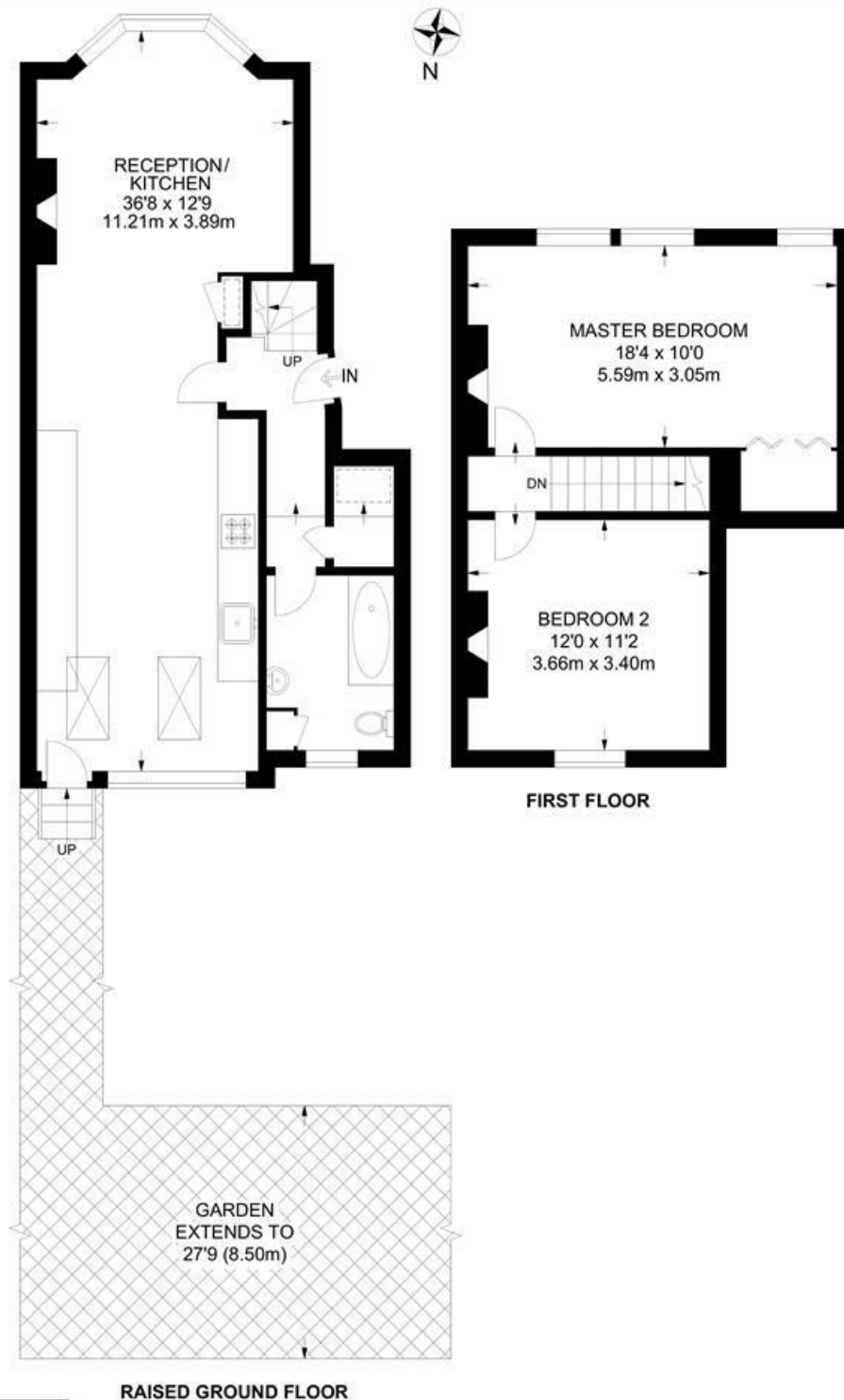




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**2 Bedroom Flat**

APPROXIMATE TOTAL INTERNAL AREA: 1001 SQ FT / 93 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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