



Leander Road, Brixton, SW2

1 bedroom flat - conversion for sale

£515,000

Leasehold

Property Details

A handsome one bedroom garden flat located on a popular residential street, in the heart of the Josephine Avenue conservation area. This beautiful flat has countless selling points, including the spacious reception room at the front of the property featuring high ceilings, original flooring, a working fireplace, bay window plus a handy in-built desk. The generous double bedroom has fitted wardrobes and French doors to the garden. The beautiful kitchen has everything any keen cooks may require in terms of mod cons and storage with a homely feel. A pretty bay window provides the perfect space for a dining table. A contemporary bathroom with both bath and rain head shower concludes the rooms, whilst a handy cellar provides further storage. The secluded, low maintenance patio garden is accessed from both the kitchen and bedroom and has been recently landscaped. This wonderful garden feels incredibly peaceful: it is easy to forget you are indeed just a few minutes' stroll from vibrant and buzzing Brixton Hill. A leafy and sunny space, the perfect spot in which to host garden parties, or simply relax with a book, whenever the weather permits. Early registration of interest is advised.

Council tax band C EPC rating D (66)

Features

- One double bedroom
- Landscaped private garden
- Victorian conversion
- Packed full of characterful features including working fire
- Over 700 square feet of internal space
- Development potential STPP
- Sought-after location
- A short stroll from Brockwell Park
- Amenities and transport links of Brixton
- Heme Hill a ten minute walk away



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APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **707 SQ FT / 65.7 SQ M**

APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: **598 SQ FT / 55.6 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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