

**Christchurch Road, Brixton, SW2**

1 bedroom flat - conversion for sale

**£300,000**

Leasehold

## Property Details

A charming one double bedroom flat nestled on the second floor of a grand double fronted, detached Victorian house set back from Christchurch Road in a popular residential pocket with access to Tulse Hill, Herne Hill, Brixton and Streatham. Recently redecorated, this home has large windows and a mix of characterful charm balanced with modern design. The reception room is cascaded in light through large windows, and boasts generous proportions in which to lounge, dine and work if required. Featuring cosy carpets, an original fireplace and corniced ceilings. The separate kitchen is tastefully finished with white cabinetry topped with wooden worktops complimenting the original wooden floorboards. The bedroom is a generous double with a lovely sense of light with room to accommodate wardrobes plus additional storage creating a cosy yet comfortable environment. The bathroom is stylishly presented with built-in storage, shower and bath. This home has the further added benefit of sole access to a loft, ideal for storage, keeping the flat tidy. Early registration of interest is advised.

**Council tax band B**    **EPC rating C (71)**

## Features

- One double bedroom
- Double fronted Victorian conversion
- Bright and airy
- Recently redecorated
- Characterful features
- Loft storage
- Excellent transport links within a few minutes' walk
- Easy access to Herne Hill, Tulse Hill, Brixton, Streatham Hill and West Dulwich
- Short stroll to Brockwell Park





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APPROXIMATE GROSS INTERNAL AREA: **457 SQ FT / 42.5 SQ M**



**SECOND 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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