



## Loughborough Park, Brixton, SW9

2 bedroom flat - purpose built for sale

£575,000

Leasehold

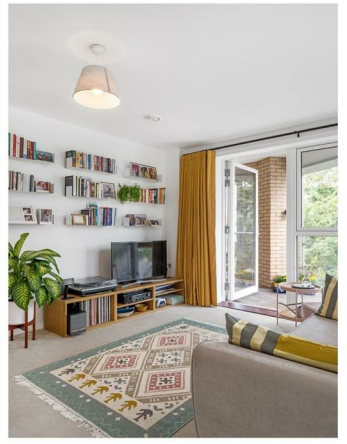
### Property Details

A two double bedroom, two bathroom apartment with private sunny terrace, within a modern build with intercom entry, CCTV, secure bike storage and lifts, minutes from the heart of Brixton. Natural light is a running theme with light-drenching windows, yet the home still has an excellent energy rating, reducing bills and making the property peacefully quiet. The heart of the home is the spacious open-plan reception, with floor-to-ceiling windows and glass doors opening out to the terrace. The kitchen is integrated with modern appliances and plenty of storage space, plus room for a table. Both bedrooms are generous doubles, the principal has built-in storage and an en-suite. The second is perfect for anyone wishing to let the spare room or to be used as a generous home office and guest room, or nursery as it is currently. The main bathroom offers a soothing environment with a bathtub. Completing the interior is significant hallway storage. Further benefits of this luxury development are manicured communal grounds, sports facilities, a playground plus the option to apply for an allotment. The property also comes with a private parking permit and visitor's permit.

Council tax band D    EPC rating B (85)

### Features

- Two double bedrooms
- Two bathrooms
- Private terrace
- Manicured communal grounds
- Secure modern build with bike storage
- Private parking permit
- Bright and airy
- Ideally located moments from central Brixton
- Short walk to Brockwell Park and Herne Hill
- Excellent transport links including Victoria Line, Thames Link and Trains

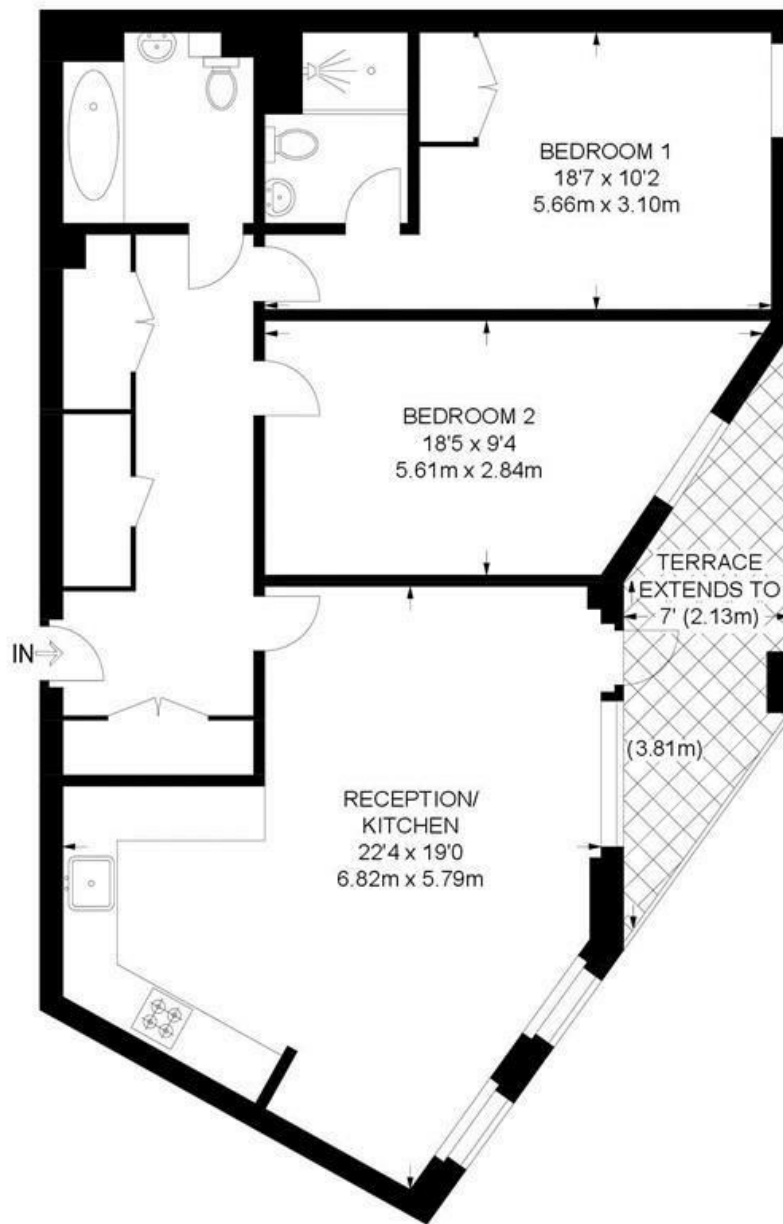




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**Lightford House, SW9**  
**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **875 SQ FT / 81.3 SQ M**



**SECOND FLOOR**

Loughborough Park, Brixton, SW9

