



## Dalyell Road, Brixton, SW9

3 bedroom house for sale

Freehold

### Property Details

A fantastic opportunity to renovate this Victorian house on the desirable Dalyell Road, which has planning permission granted. A rare find, this charming and spacious property presents an exciting chance to create a home that completely reflects your personal requirements. There is huge potential, with planning permission granted for a two-storey rear extension including a wrap-around kitchen extension, transforming the property into a five bedroom house, adding an en-suite to one of the larger bedrooms, plus a family bathroom and downstairs W.C., increasing the overall square footage and value of the property. Currently, a dual-aspect double reception room has high corniced ceilings, sash windows with original shutters plus floorboards under carpets. A spacious dine-in kitchen with utility room sits to the rear. The private garden is low maintenance with sufficient sunlight for your own palm tree! Upstairs are two generous bathrooms and three large bedrooms, two spanning the width of the property. There is also a loft space, cellar and the central heating system and electrics given the all clear.

Council tax band E    EPC rating (null)

### Features

- Three double bedrooms
- Two bathrooms
- Victorian terraced house
- Planning approved for a two storey rear extension
- Clapham and Brixton both an eight-minute walk
- Access to the Victoria and Northern lines plus the Overground
- Freehold
- Chain free





Dalyell Road, Brixton, SW9

**Dalyell Road, SW9**  
**3 Bedroom House**

APPROXIMATE GROSS INTERNAL AREA WITH LOFT : 1865 SQ FT / 173.3 SQ M

APPROXIMATE GROSS INTERNAL AREA WITHOUT LOFT : 1504 SQ FT / 139.7 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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