



**Saltoun Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£599,950**

Leasehold

## Property Details

An impeccable two double bedroom flat with an exceptional roof terrace on Saltoun Road, a popular street moments from the centre of Brixton, start of the Victoria Line with Brockwell Park nearby. The open-plan reception room is extremely bright, boasting triple-aspect natural light and offers a comfortable lounge area, space for a dining table and a fully-integrated kitchen neatly providing high-end appliances and luxury worktops, including a sociable island. Large sliding doors allow a seamless transition to an exceptional roof terrace, a sun-trap effectively used as an extra room during the warmer months. Particularly lengthy both bedrooms are sizeable doubles, ideal for sharers. The second bedroom is currently being utilized as a walk-in wardrobe and home office, yet could easily be repurposed back into a bedroom. The bathroom is neutrally styled, equipped with a walk-in rain shower. There is access to a substantial loft space for storing out of season belongings. Immaculately cared for by the current owners, the home has been finished with luxury fixtures, plus quality wooden floors throughout, double-glazing and energy efficient lighting, creating a high-end property with low energy costs.

## Features

- Two double bedrooms
- Victorian conversion
- Exceptional private roof terrace
- High-end finishes throughout
- Extremely light and bright
- Private, secure and peaceful elevated setting
- Fantastic storage
- Central Brixton
- Victoria Line in under five minutes
- Brockwell Park a seven-minute stroll

Council tax band

EPC rating D (65)









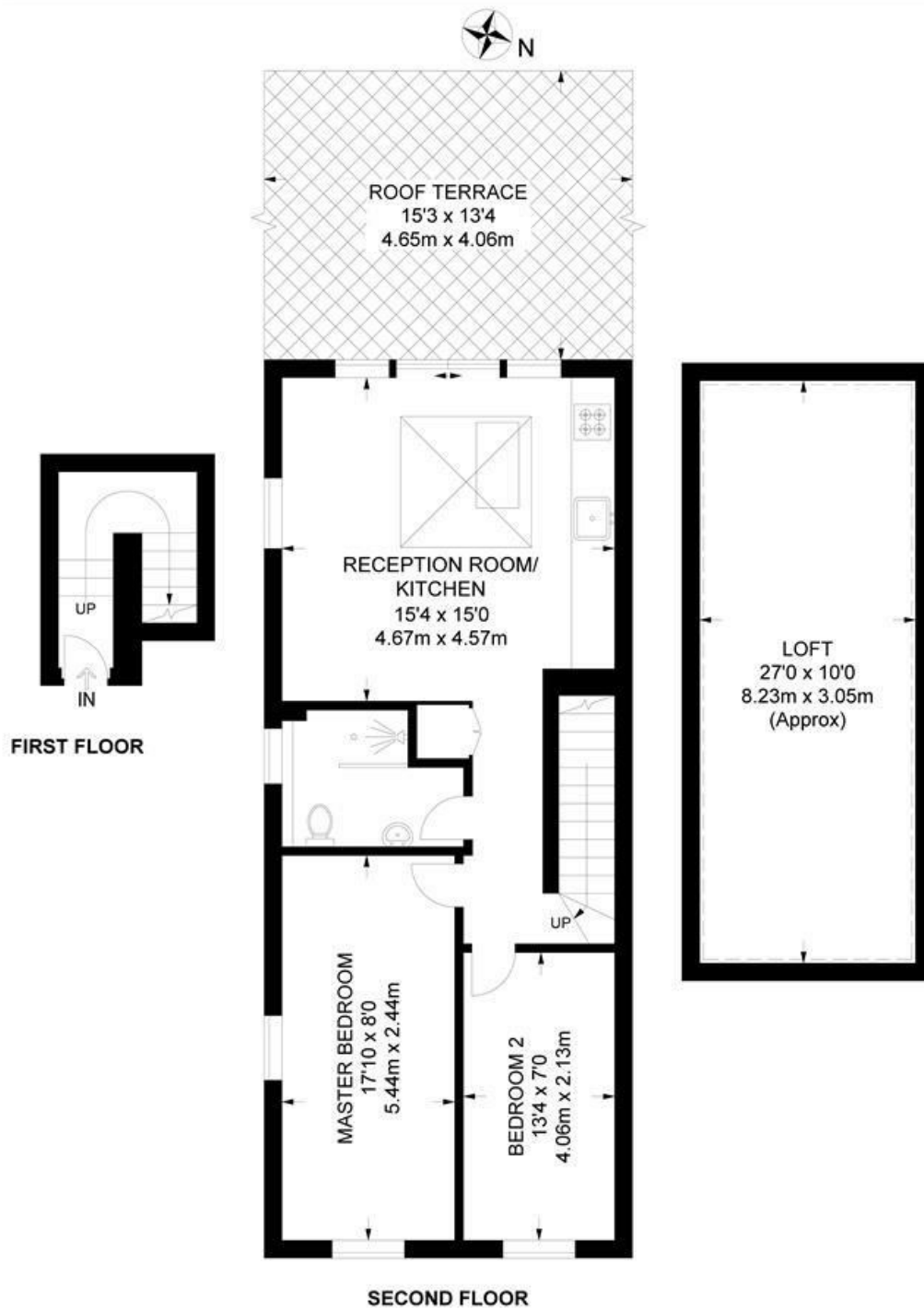
Saltoun Road, Brixton, SW2

**Saltoun Road, SW2**

**2 Bedroom Flat**

APPROXIMATE TOTAL INTERNAL AREA WITH LOFT: **937 SQ FT / 87 SQ M**

APPROXIMATE TOTAL INTERNAL AREA WITHOUT LOFT: **677 SQ FT / 62 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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