



**Stockwell Avenue, Brixton, SW9**

2 bedroom flat - conversion for sale

**£525,000**

Share of Freehold

## Property Details

A bright two double bedroom flat over the top floor of an attractive Victorian house on the well-located Stockwell Avenue, moments from the heart of Brixton, with easy reach of Clapham and Stockwell. Flooded with natural light the dine-in kitchen is bright and inviting, elegantly finished with grey kitchen cabinets providing ample storage, a butler sink and countertop lighting. The separate reception has high, corniced ceilings, large sash windows and generous proportions. The principal bedroom is a large double peacefully in the centre of the home. The second double bedroom is currently an office, easily repurposed back into a rentable bedroom. The bedrooms are set apart, providing a level of privacy. Ideal for those living with others, the bathroom is separated into two rooms, one with a walk-in rain shower plus under sink storage, the other a W.C. also with under sink storage. With a versatile layout and fantastic location this property will appeal to a wide range of purchasers and early registration of interest is advised.

## Features

- Two double bedrooms
- Victorian conversion
- Separate kitchen and reception
- Just shy of 800 square feet of internal space
- Ideally located within walking distance to Brixton, Stockwell and Clapham High Streets
- Excellent transport links, including the Northern and Victoria Lines
- Share of freehold
- Chain-free

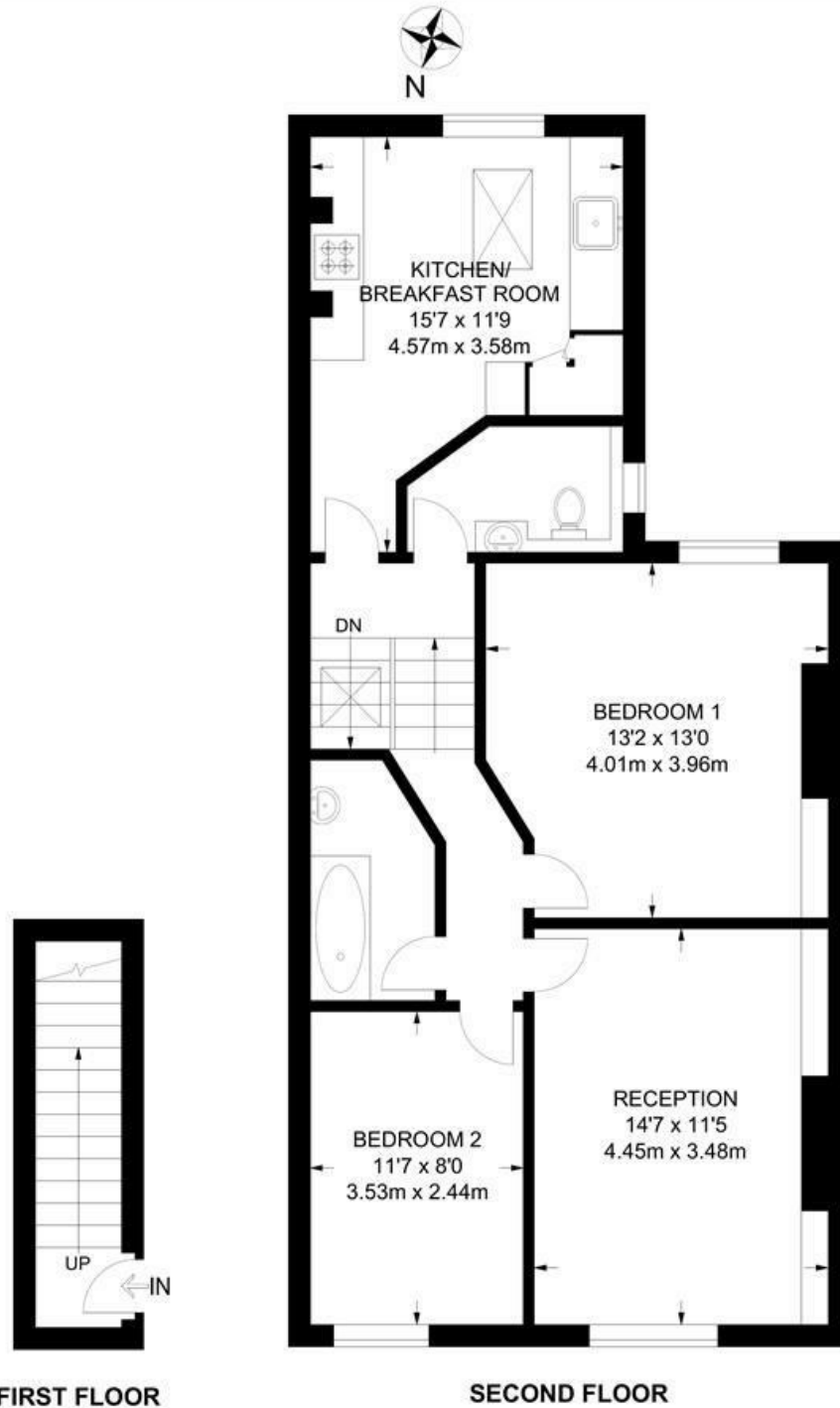
Council tax band D    EPC rating (null)



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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **792 SQ FT / 73.5 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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