



## Dalberg Road, Brixton, SW2

3 bedroom flat - conversion for sale

Share of Freehold

### Property Details

An attractive three double bedroom apartment split over two floors of a handsome period building. Refurbished in 2022 including a new boiler, new bathroom, new kitchen, new windows at back of house plus new paint work. The reception is spacious with high ceilings and large windows bathing the room with light, further enhanced by the elevated position. With comfortable space to dine, lounge and entertain this is a truly welcoming hub of the home, ideal for cosying up in front of the working fire. The separate kitchen has sleek worksurfaces, with shaker style cabinetry, butler sink and trendy wooden shelving. A rarity for period conversions, all three bedrooms are doubles, nestled away from the road yet still set to differing levels and ends of the property from one another, offering a level of privacy suited to sharers. A modern bathroom serves this stunning home, with a walk-in rain shower plus storage. A demised loft space offers an abundance of storage, with precedent set on the street should the purchaser wish to seek permissions to extend in the future.

Council tax band D

EPC rating D (60)

### Features

- Three double bedrooms
- Victorian conversion
- Split over two floors
- Potential to extend STNP
- Recently refurbished
- Working fire
- Short walk to Brixton and Herne Hill centres
- Close to Brockwell Park
- Victorian Line, Thameslink and trains
- Share of freehold

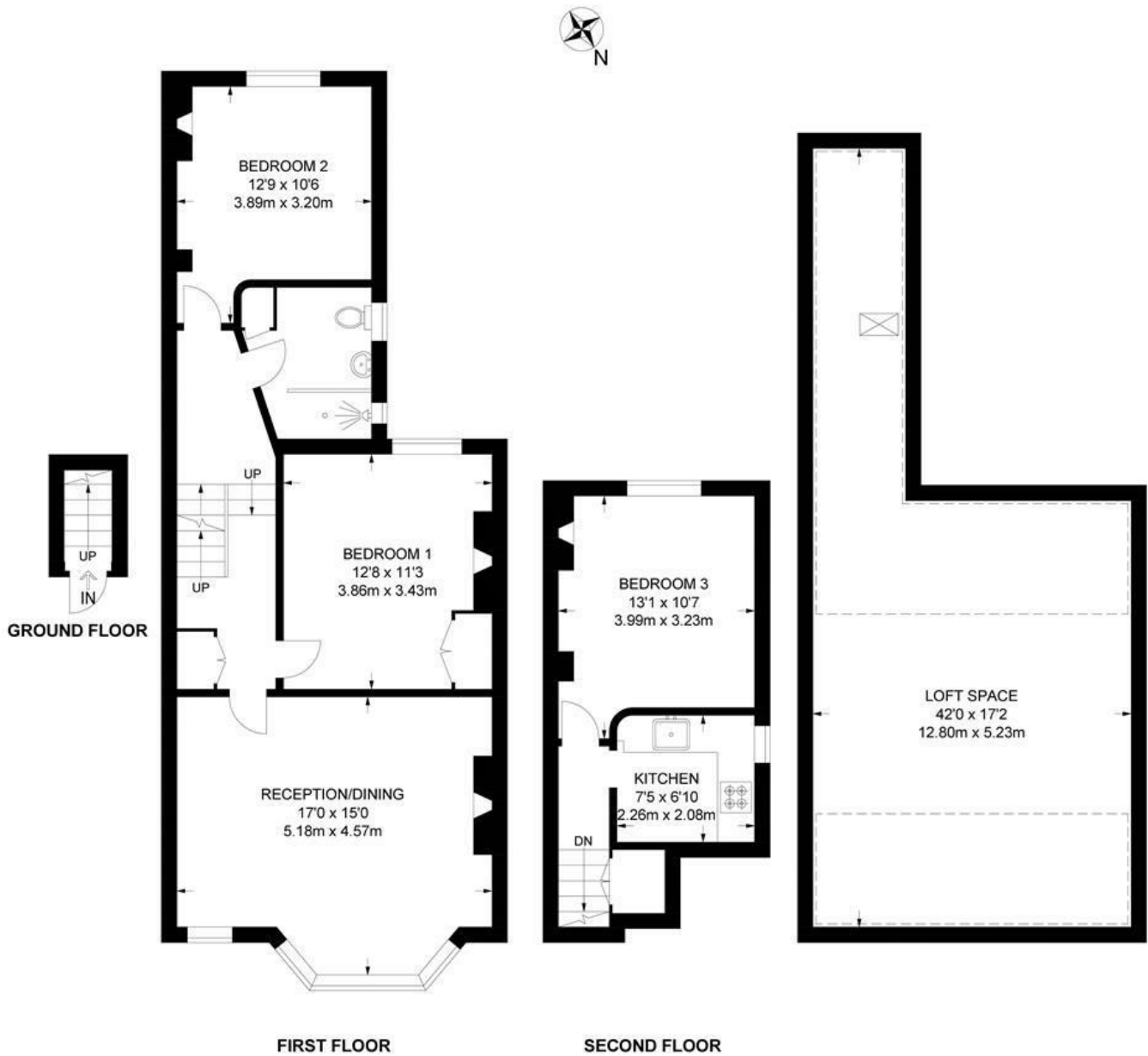




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**Dalberg Road, SW2**  
**3 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA WITH LOFT: **1388 SQ FT / 129 SQ M**  
 APPROXIMATE GROSS INTERNAL AREA WITHOUT LOFT: **898 SQ FT / 83.4 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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