



Appach Road, Brixton, SW2

3 bedroom flat - conversion for sale

£725,000

Share of Freehold

Property Details

An exceptional three double bedroom flat with a large garden including side access and four entrance points from the home, set within a semi-detached Victorian house. A versatile property on the quiet and friendly Appach Road. The heart of the home is a large open-plan reception with BOSE sound system wiring, unwind in front of large pane French doors in the lounge, or dine at a large table. The contemporary kitchen is set to one side, flooded with light from skylights, with generous storage, down-lit wooden worktops and French doors to the garden for easy al-fresco hosting. Surrounded by greenery, the private garden is fantastic; two seating areas (one covered), decking, paving, lawn, planters and a shed ideal for bringing bikes down the secure, double gated, side access. All three bedrooms are doubles, the largest two set to the front, one with a bay window with characterful Victorian shutters, the other has built-in wardrobes and original stained glass doors to the garden. Separating these bedrooms, the bathroom is neutral with underfloor heating. The third bedroom also has French doors to the garden a versatile space with built-in wardrobes, currently a home office. There is also a large cellar.

Council tax band D EPC rating D (66)

Features

- Three double bedrooms
- Private garden with side access
- Semi-detached Victorian conversion
- Over 990 square feet of internal space
- Brixton a ten-minute walk
- Brockwell Park four minutes by foot
- Herne Hill a twelve minute stroll through the Park
- Access to the Victoria Line, Thames Link and Overground
- Share of freehold
- Chain free





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3 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **992 SQ FT / 92.2 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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