

Ballater Road, Brixton, SW2

1 bedroom flat - conversion for sale

£450,000

Share of Freehold

Property Details

An outstanding one bedroom garden flat with a fantastic choice of amenities in every direction. Fully renovated by the current vendors this stunning home has benefited from a new bathroom, new kitchen, new hardwood engineered flooring, tiles and carpet, plus all new radiators all fitted across the last three years and a boiler with eight years remaining on the warranty. The open-plan reception is a wonderfully versatile space ideal for hosting, cooking, working or simply lounging in a peaceful environment. Neatly integrated within contemporary cabinetry the kitchen wraps around in horseshoe, creating an ergonomic setting. Dine in style under feature lighting at the table with benched storage seating. The comfortable lounge area relishes views over the pretty garden through large pane windows and patio doors. Landscaped for ease of maintenance, the garden provides a private haven with outdoor lighting. The double bedroom is set behind a large sash window, with generous fitted wardrobes. Separating the bedroom from the social space, the modern bathroom has a walk-in rain shower, heated towel rail and storage. The property further benefits from a cellar for yet more storage.

Council tax band B EPC rating C (71)

Features

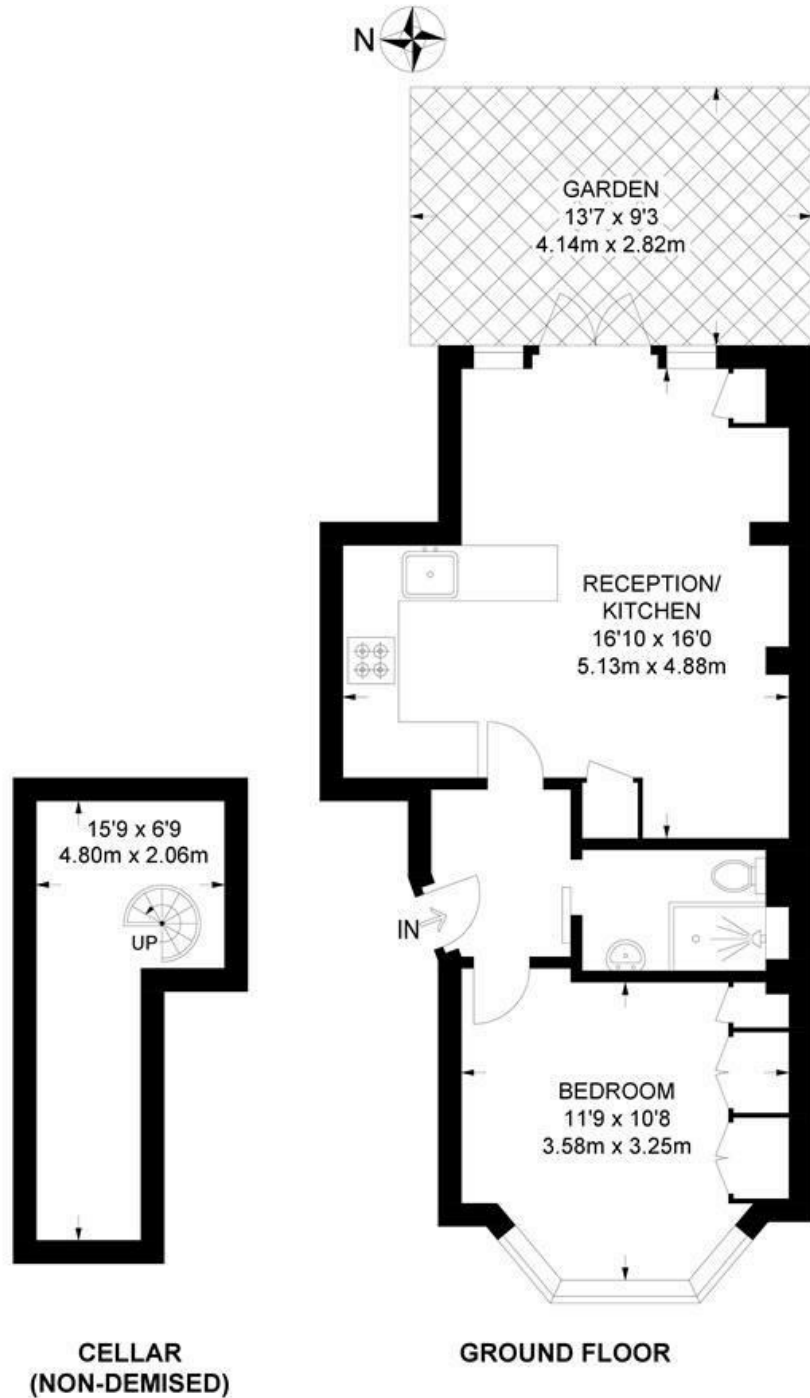
- One double bedroom
- Private garden
- Victorian conversion
- Fully renovated during current ownership
- Great storage
- Beautifully presented throughout
- Quiet residential street an equal distance to Brixton and Clapham High Streets
- Walking distance to the Victoria and Northern tube lines
- Share of freehold



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1 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **489 SQ FT / 45.4 SQ M**
 APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: **412 SQ FT / 38.3 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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