



**Cowley Road, Brixton, SW9**

2 bedroom flat - purpose built for sale

**£525,000**

Leasehold

## Property Details

A spacious two double bedroom apartment with a large private terrace, located next to Eythorne Park in the thriving Oval Quarter. This beautifully presented home enjoys a favourable setting away from the bustle of the road. The generous open plan reception has large windows plus modern lighting features. The contemporary kitchen has wooden surfaces spanning sleek cabinetry with generous storage, integrated appliances including dishwasher and worktop lighting. Flowing through into the rest of this superb reception, there space for entertaining at the dining table plus a comfortable lounge, enjoying terrace views. Ideal for al-fresco dining the private terrace is partially covered, ready to be enjoyed no matter the weather. Both overlooking the terrace, the bedrooms are large doubles with one of the rooms enjoying a door out to the terrace. The modern family bathroom is equipped with both shower and bath for a soak in the tub after a jog around the park. There is a large storage cupboard in the hallway. Built to modern standards, the home is well insulated for minimal neighbour noise and energy efficiency, lowering bills.

Council tax band D

EPC rating B (82)

## Features

- Two double bedrooms
- Large private terrace
- Modern building
- Over 740 square feet
- Well-presented throughout
- Eythorne Park opposite
- Secure communal bike storage
- Brixton, Stockwell and Oval all a fifteen-minute stroll
- Excellent transport links
- Chain-free

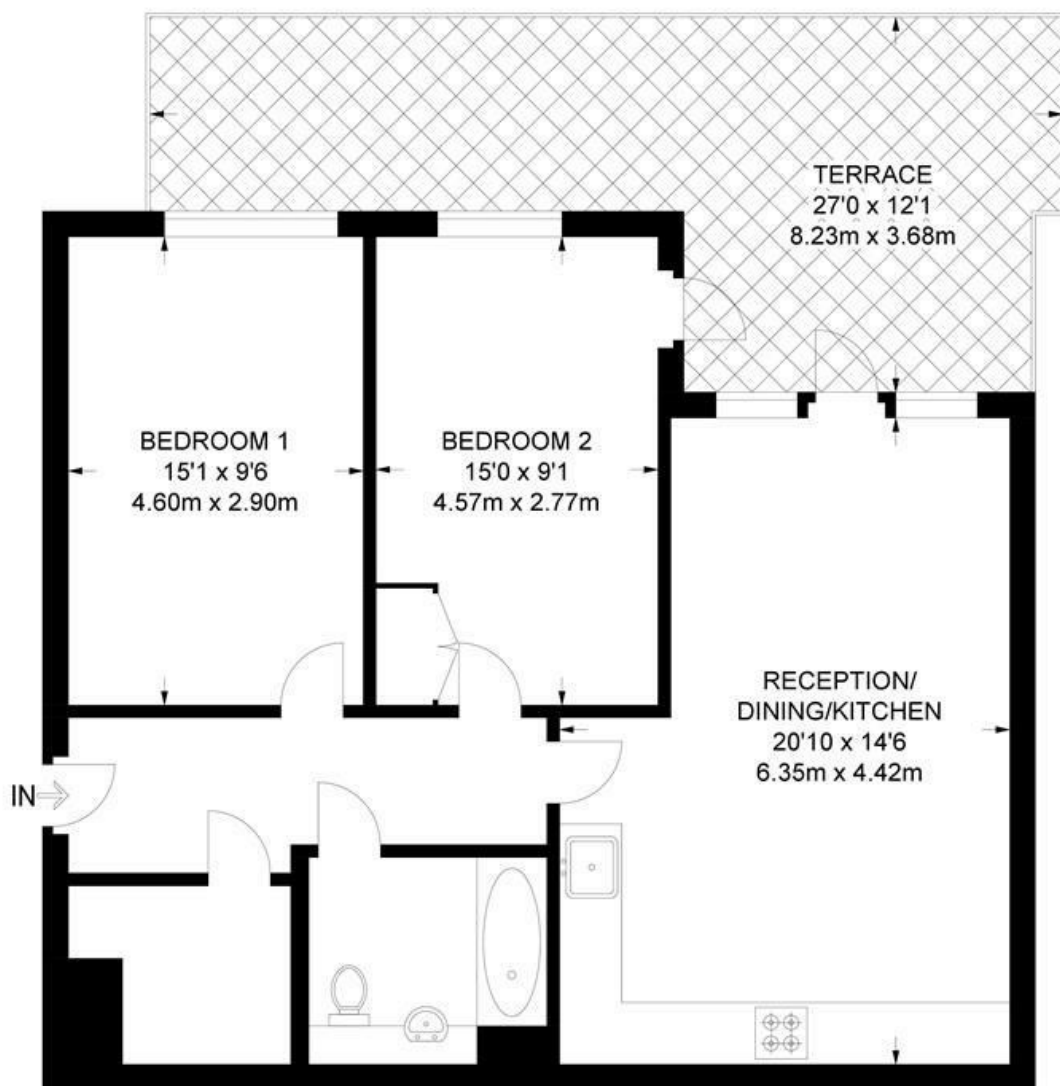




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APPROXIMATE GROSS INTERNAL AREA: **743 SQ FT / 69 SQ M**



**GROUND FLOOR**



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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