

**Coal Lane, Brixton, SW9**

2 bedroom flat - purpose built for sale

**£600,000**

Leasehold

## Property Details

An appealing two bedroom flat with a private South-East facing terrace, in a luxury development. Designed with consideration for wheelchair users, this particular apartment has wide hallways and doors. Set within a secure gated modern build with outstanding build warranty, incredible heat and noise insulation and finished with exceptional attention to detail. A stunning open-plan reception has floor to ceiling windows and glass doors opening out onto a private terrace, covered for use come rain or shine. The kitchen is integrated with appliances, with additional pantry storage running adjacent. Set to opposing sides of the property, the two comfortable double bedrooms are flooded with light from full height windows, glazed to the highest modern energy standards. There is a spacious luxury family bathroom with both shower and bath. Last but not least, further storage cupboards in the appealing entrance hall. There is a strong community feel to the building and the maintained grounds include a communal terrace, lift and bike storage.

Council tax band D

EPC rating B (85)

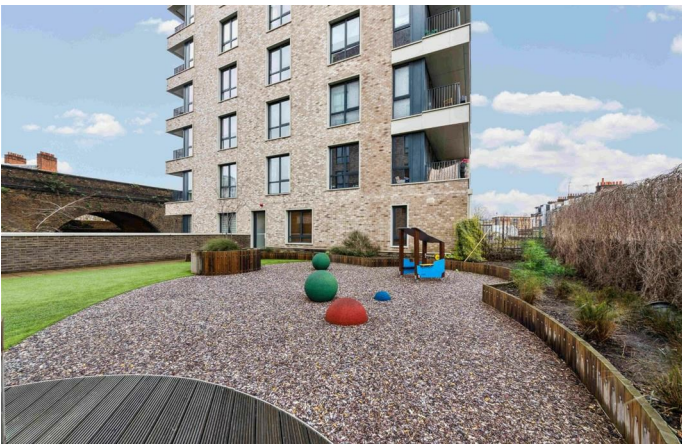
## Features

- Two large double bedrooms
- Private South-East facing terrace
- Additional communal garden
- Wide hallways for increased accessibility
- Larger bathroom than others in the development
- Secure modern build
- Modern glazed windows, creating a peaceful atmosphere
- Heart of Brixton in moments
- Excellent transport links
- Chain-free



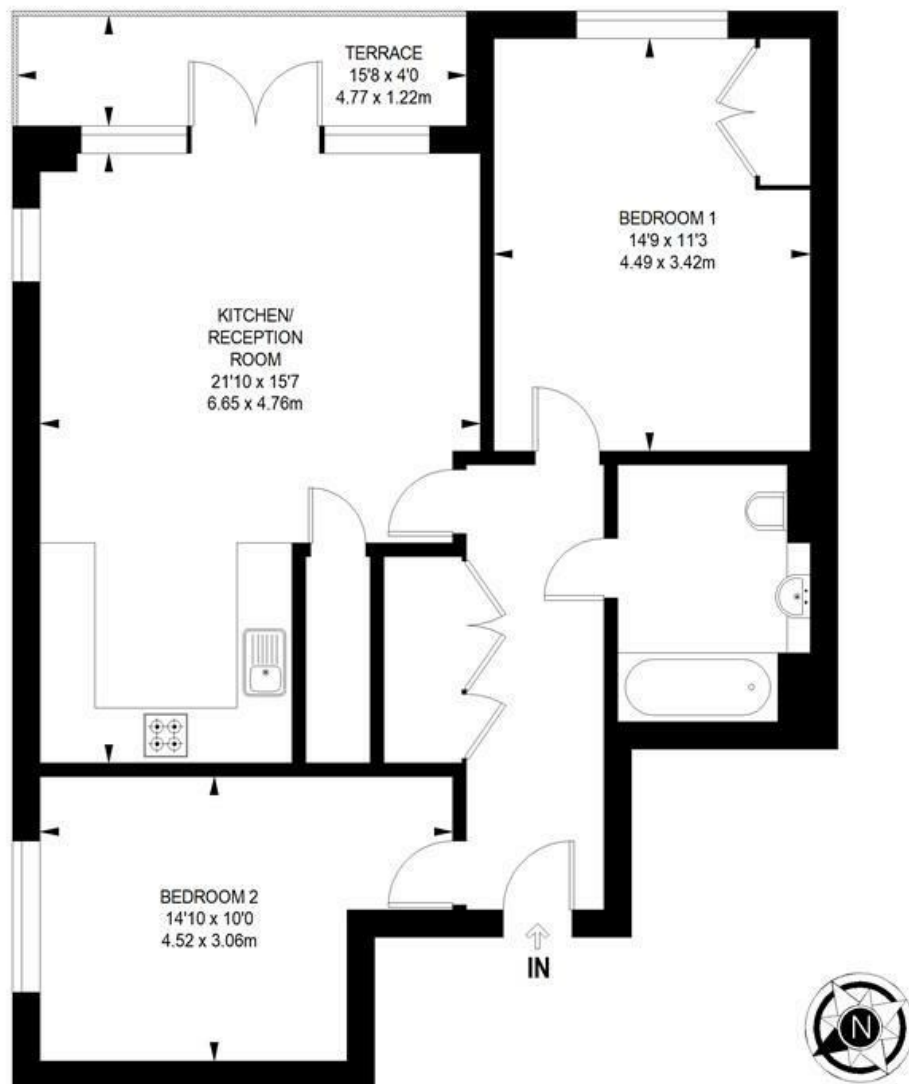






**Yorks House,  
Coal Lane, SW9  
2 bedroom flat**

APPROXIMATE GROSS INTERNAL AREA WITH STORAGE: 802 SQ FT / 74.51 SQ M



**SECOND 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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