



**Brixton Road, Brixton, SW9**

1 bedroom flat - purpose built for sale

**£450,000**

Leasehold

## Property Details

A penthouse apartment boasting a double bedroom and large roof terrace overlooking the gardens within a luxury development. Floor to ceiling windows run the length of the open-plan reception, bathing the space with light yet still allowing a desirable level of privacy due to the elevated and set-back position. The contemporary integrated kitchen has worktop lighting and a layout that ensures the natural light isn't interrupted. Ideal for hosting, this wonderfully sociable space flows out to the private terrace, an expansive and low maintenance spot with views across the skyline, of the shared gardens and church adjacent. The bedroom is sizeable with large windows, glazed to modern standards for additional peace and quiet, a soothing room with built-in wardrobes and cosy carpets. The bathroom is spacious and luxurious with a bathtub plus overhead shower. Storage is provided within two cupboards in the entrance. The home has high energy efficiency, and the development enjoys video entry phone systems, bike storage and well-maintained shared gardens with a seating area and faux-turf lawns for an evergreen finish.

## Features

- Penthouse apartment
- One double bedroom
- Large private terrace overlooking the beautiful shared gardens
- Secure modern development
- Bike storage
- Sought-after location between Brixton, Stockwell and Clapham
- Victoria Line at Brixton Tube Station a five-minute stroll
- Short walk to the Northern Line
- Chain-free

Council tax band C      EPC rating B (84)



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APPROXIMATE GROSS INTERNAL AREA: **524 SQ FT / 48.7 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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