



## Coldharbour Lane, Brixton, SE5

1 bedroom flat - conversion for sale

**£280,000**

Leasehold

### Property Details

An attractive one double bedroom Victorian flat with private terrace. Set to the rear, the apartment is sheltered from the exciting buzz of Coldharbour Lane whilst still benefitting from the location. The windows look onto an inner yard with leafy trees, creating a quiet ambience. The layout maximises the useable space, with custom-made furnishings providing plenty of storage. The open-plan reception is bright and inviting, with a comfortable lounge area plus room for a dining table and desk. The kitchen is integrated within sleek cabinetry, with wrap-around worktops for ample countertop space. In a peaceful setting to the rear, the double bedroom has bespoke fitted wardrobes, drawers and shelving plus an integrated fold-up bed, freeing up a large amount of space when unused. Large-pane patio doors lead to the terrace private terrace, a South-East facing suntrap ready to enjoy the moment the weather permits. The bathroom has a neat, modern finish with a shower, heated towel rail and further storage. There is yet more storage available within a shared shed in front of the house.

### Features

- One double bedroom
- Private South-East facing terrace
- Victorian conversion
- Bespoke fixtures
- Bright, quiet setting
- Camberwell a nine-minute walk
- Brixton a fourteen-minute stroll
- Five-minute walk to the station
- Ruskin Park an eight-minute walk
- Chain-free

Council tax band A    EPC rating C (77)

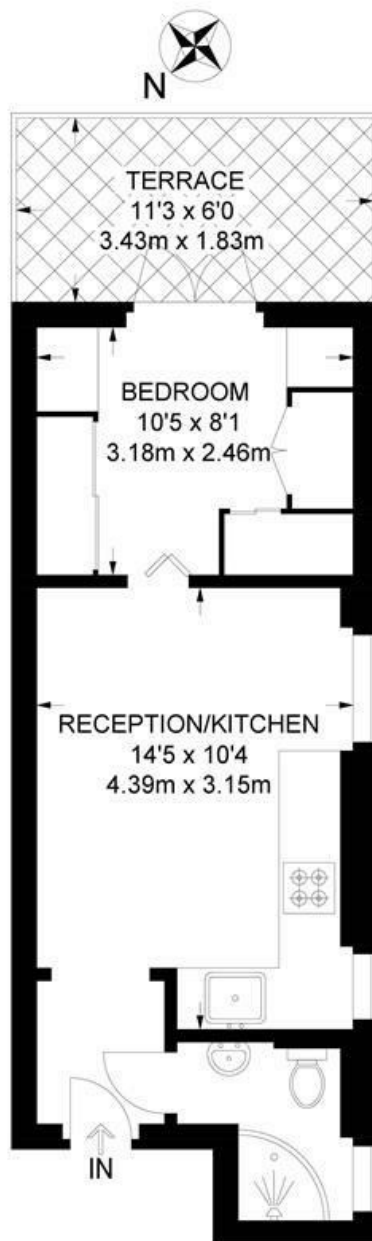




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**1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **282 SQ FT / 26.2 SQ M**



**FIRST 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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