



**Kildoran Road, Brixton, SW2**

1 bedroom flat - conversion for sale

**£475,000**

Share of Freehold

## Property Details

A beautiful one double bedroom Victorian garden flat with a fantastic choice of amenities in every direction. Lovingly cared for, the property was revamped in 2020-2021. The reception is characterful with ornate cornicing, high ceilings and arched bay windows, creating an inviting ambience for unwinding in front of the feature fireplace. The separate kitchen is beautifully yet neutrally finished in shaker styling, with integrated appliances and marbelled worktops down both sides. Double French doors lead to the wrap-around private garden, easily maintained and enjoying a sunny aspect, perfect for savouring the British summertime, with built-in seating framed by raised beds. Quietly nestled to the rear overlooking the garden, the bedroom is a comfortable double, bathed in light from dual aspect windows and finished with fitted wardrobes, shelving and dressing table. Further French doors to the garden, allow fresh air to breeze through the room, creating an ambience suited to lazy weekend lie-ins. The bathroom is contemporary with a rain shower and storage. The hallway cupboards and cellar offer additional storage options.

## Features

- One double bedroom
- Private South-facing garden
- Victorian conversion
- Beautifully presented throughout
- Potential to extend STNP
- Generous storage
- Neighbourly residential street between Brixton and Clapham High Streets
- Walking distance to the Victoria and Northern lines
- Share of freehold

Council tax band C      EPC rating C (71)





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**1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR:

**563 SQ FT / 52.3 SQ M**

APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR:

**490 SQ FT / 45.5 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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