



## Leander Road, Brixton, SW2

1 bedroom flat - conversion for sale

£370,000

Leasehold

### Property Details

A bright and elegant one-bedroom flat, occupying the top floor of a handsome Victorian terrace on sought-after Leander Road. Peacefully nestled within the Josephine Conservation Area, this charming home is moments from Brockwell Park and the vibrant amenities of central Brixton. The heart of the home is a spacious open-plan reception, bathed in natural light from dual-aspect skylights. With generous proportions to lounge, dine, and entertain, the integrated kitchen offers ample storage and space for an island if desired, ideal for keen cooks. Quietly positioned at the rear, the large double bedroom provides a tranquil retreat, with plentiful storage options and a lovely view over neighbouring gardens. A stylish, neutral bathroom completes the home, featuring both a bath and shower—perfect for unwinding after a stroll through the nearby park. An elegant first home or pied-à-terre, this well-located property sits on a peaceful yet well-connected street, with an annual street party fostering a true sense of community. A fantastic opportunity to add your own decorative touch. A share of the freehold will be granted upon the sale of the final flat in the building.

### Features

- One double bedroom
- Victorian conversion
- Bright and airy
- Sought-after residential street
- Central Brixton a short walk away
- Brockwell Park a five-minute walk
- Herne Hill a ten-minute stroll through the park
- Large brand supermarket nearby
- Chain-free
- A share of the freehold will be granted

Council tax band C

EPC rating D (59)

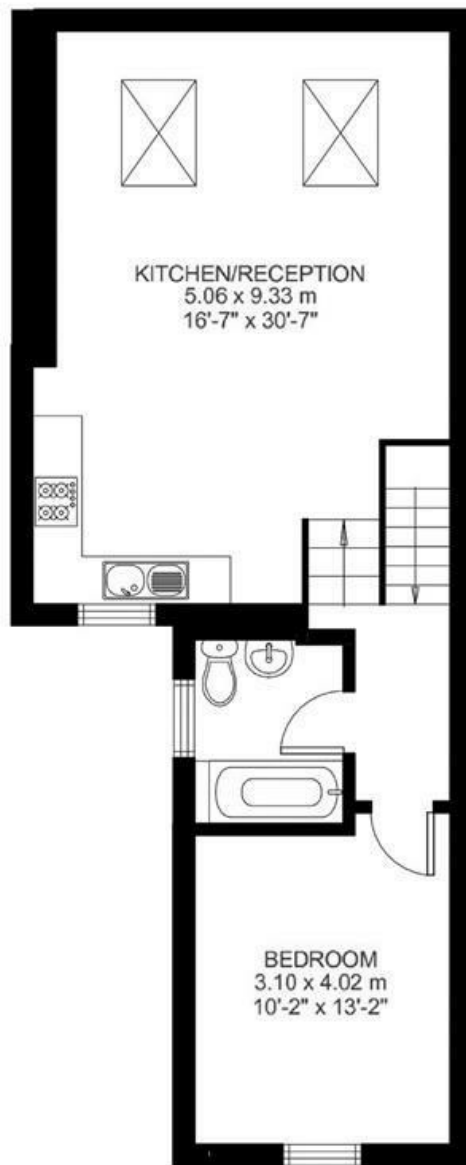


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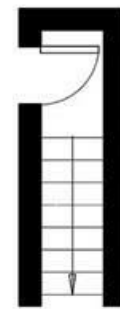
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**1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **615 SQ FT / 57 SQ M**



**SECOND FLOOR**



**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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