

**Brailsford Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£499,950**

Share of Freehold

## Property Details

A fantastic two-bedroom Victorian apartment on Brailsford Road, a desirable cul-de-sac overlooking Brockwell Park, offering a peaceful setting and a strong sense of community. The heart of the home is a spacious open-plan reception room, flooded with natural light from charming sash windows. A characterful brick feature wall adds warmth, making it an inviting space for entertaining or relaxing. The stylish kitchen offers ample storage and wrap-around surfaces, perfect for social cooking. Both double bedrooms are quietly positioned at the rear, enjoying leafy park views. The generous principal bedroom includes fitted storage and a calming atmosphere, while the second bedroom offers versatility to suit the purchaser's needs. A neutral bathroom, conveniently positioned centrally, features a shower over a bathtub for unwinding after a park stroll. Additional benefits include a recently installed boiler (two years old), double glazing (three years old), and ceiling soundproofing. This charming apartment is an appealing prospect for buyers seeking a well-located, characterful home moments from green open spaces.

Council tax band C    EPC rating C (75)

## Features

- Two bedrooms
- Victorian conversion
- Overlooking Brockwell Park
- Park entrance moments from your door
- Bright and characterful
- Sought-after road
- Local amenities and eateries on the doorstep
- Brixton and Herne Hill both a ten-minute walk
- Victoria Line, Overground and Thames Link
- Share of freehold



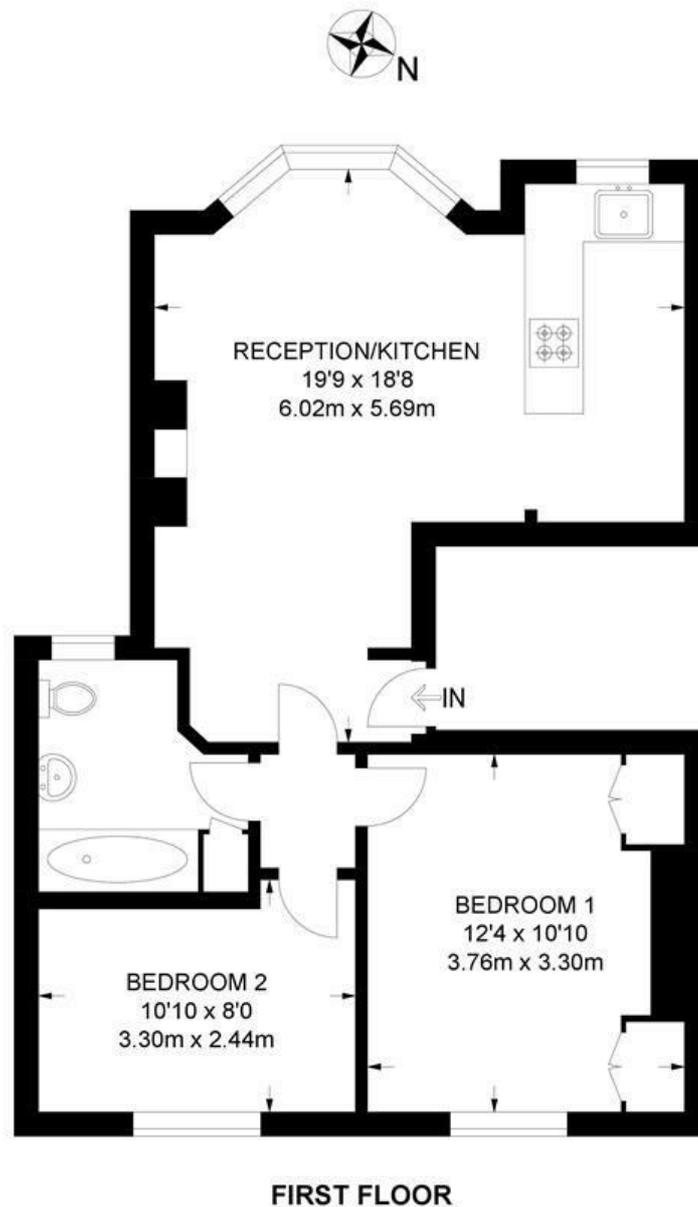


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APPROXIMATE GROSS INTERNAL AREA: **558 SQ FT / 51.8 SQ M**



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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