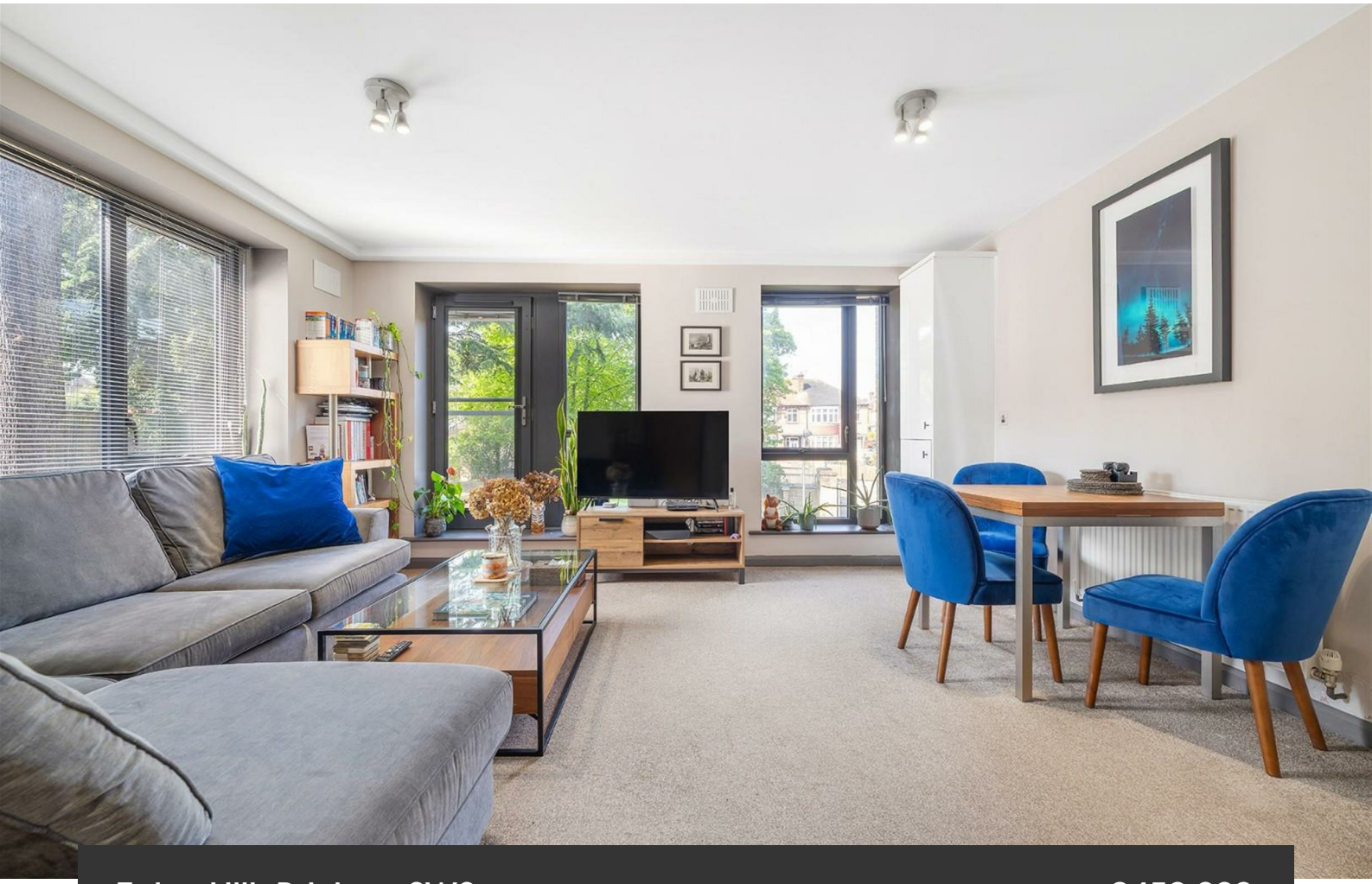
Keating Estates



Tulse Hill, Brixton, SW2

2 bedroom flat - purpose built for sale

£450,000

Leasehold

Property Details

An attractive two bedroom apartment with a Juliet balcony, set within a secure gated development featuring communal gardens, a playground, bike storage and private access directly into Brockwell Park. Positioned on the first floor, the apartment enjoys a bright and private ambience with a dual-aspect open-plan reception bathed in natural light. A Juliet balcony enhances the space, perfect for morning coffee or catching a summer breeze. The modern kitchen is set back from the lounge, boasting sleek cabinetry, integrated appliances including a new Neff oven and dishwasher, and plentiful storage. Both bedrooms are generously proportioned with neutral décor and plush carpets. The generous principal bedroom accommodates wardrobes and space for a dressing table if desired, while the second room currently serves as a home office and walk-in wardrobe, easily reconfigured with a double bed if desired. A stylish bathroom with an over-bath shower and a spacious entrance hallway with storage complete the home. Gardens surrounding the development, including a playground, communal bike store and grassy banks, and to add even more appeal, there is a healthy sum in the reserve fund to help toward maintaining the building.

Council tax band D

EPC rating B (84)

Features

- Two bedrooms
- Juliet balcony
- Secure gated development
- Over 680 square feet
- Resident's garden, playground and bike store
- Private entrance into Brockwell Park
- Local amenities nearby
- Excellent transport links including bus stop directly outside
- Herne Hill a twelve-minute stroll through the Park
- Brixton a seventeen-minute walk

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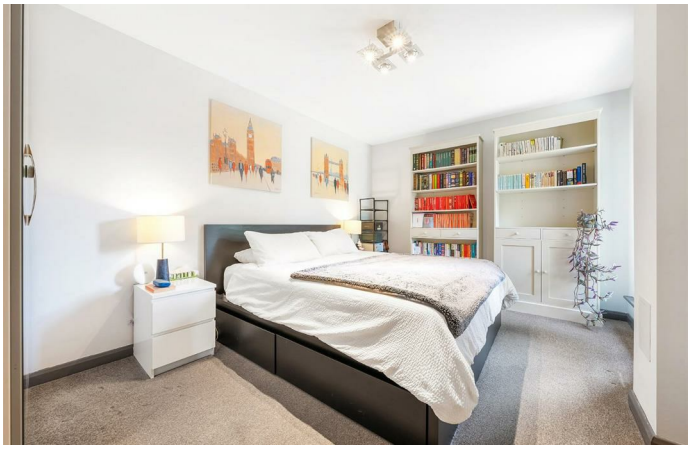
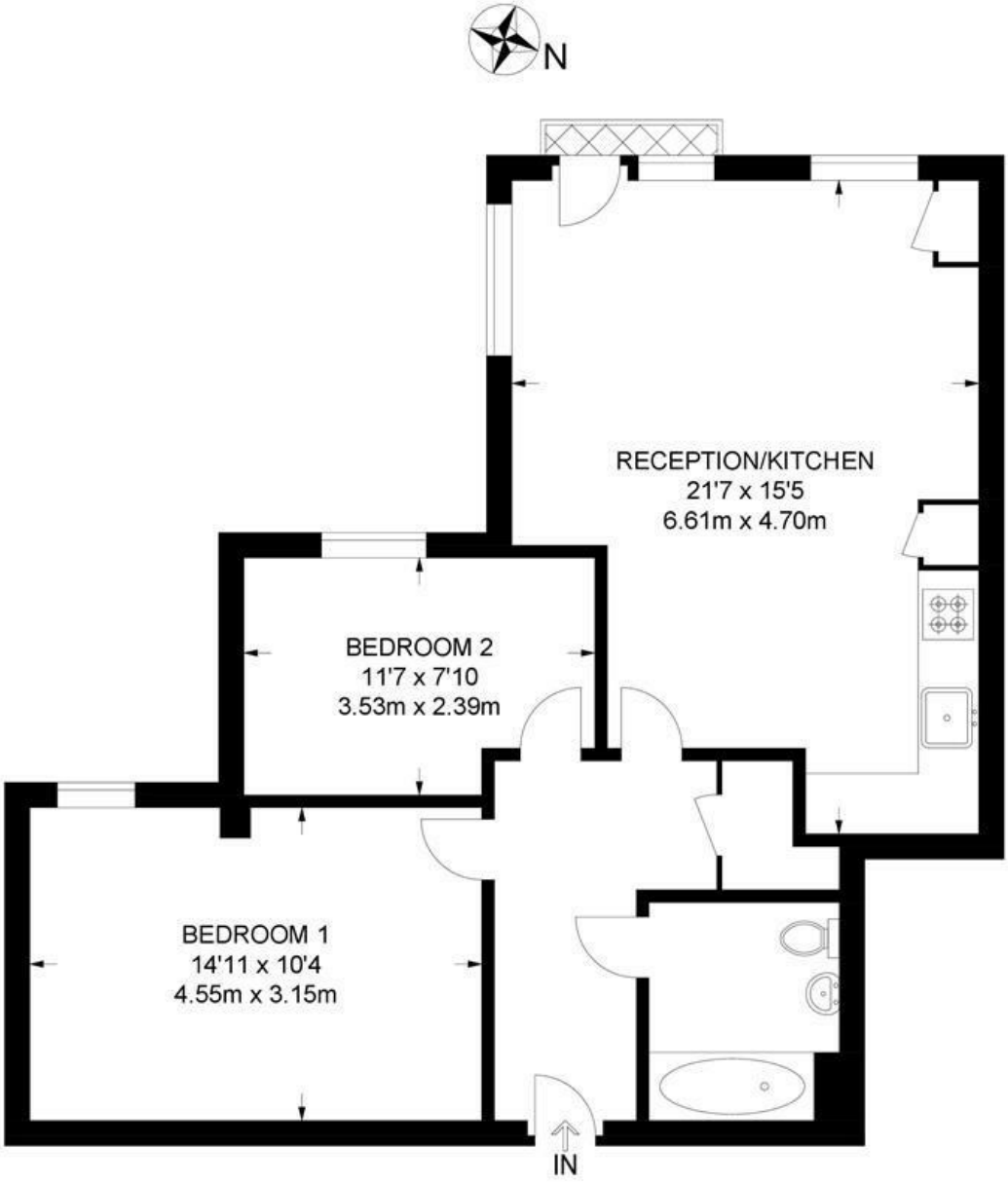


Tulse Hill, SW2

2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: **682 SQ FT / 63.3 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.

Tulse Hill, Brixton, SW2