

**Gresham Road, Brixton, SW9**

1 bedroom flat - conversion for sale

**£485,000**

Leasehold

## Property Details

A charming one double bedroom apartment with a private South-West facing garden and private front door, nestled within a handsome Victorian conversion. Accessed via its own entrance, the home offers a sense of independence and privacy. The spacious open-plan reception is enriched with period features, including a bright bay window with a window seat, exposed brick fireplace and a seamless flow into the kitchen. Cream cabinetry, wooden worktops and integrated appliances combine elegance with practicality. A wide hallway with study nook leads to the stylish bathroom, boasting a feature floor, bathtub and overhead rain shower. Quietly positioned at the rear, the generous double bedroom is bathed in light via large windows and doors opening to the garden. Soft grey carpets, built-in wardrobes, and calming tones create a serene retreat. The private South-West facing garden is a peaceful haven for al fresco dining, with a seating area and storage outhouse. Additional internal storage completes this appealing home. There is no mandatory service charge and an opportunity for the new purchaser to buy a share of the freehold should they wish to do so in the future.

Council tax band B

EPC rating C (70)

## Features

- One double bedroom
- Private South-West facing garden
- Victorian conversion
- Own front door
- Nearly 700 square feet
- Study area
- Beautifully presented
- Eateries just a two-minute stroll
- Amenities of central Brixton a four-minute walk
- Victoria Line and National Rail

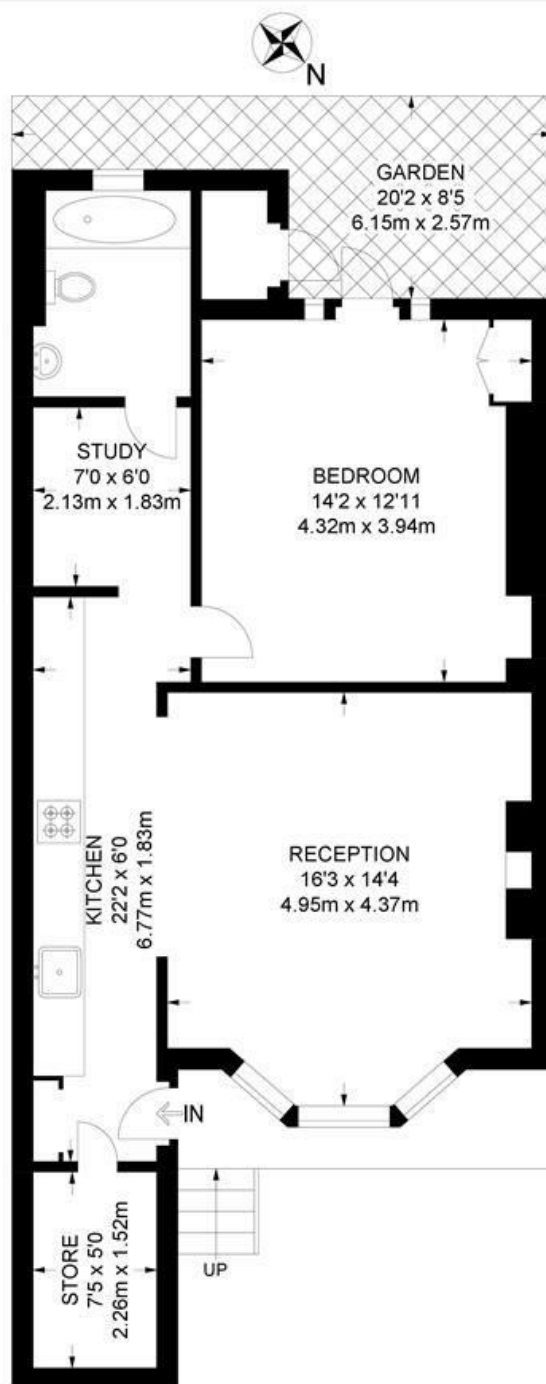




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**1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 690 SQ FT / 64 SQ M



LOWER 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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