



**Dalyell Road, Brixton, SW9**

2 bedroom flat for sale

**£550,000**

Share of Freehold

## Property Details

A stunning two-bedroom Victorian apartment with a beautifully landscaped South-facing garden. Lovingly refurbished throughout, this stylish home blends contemporary design with period charm, and the current vendors have also purchased a share of the freehold. The heart of the home is the open-plan reception, featuring a brand-new 2024 kitchen with sleek handleless cabinetry, premium worktops, a sociable breakfast bar, high-spec appliances, and a Quooker boiling tap. A generous dining area sits below the charming bay window. Both bedrooms are spacious doubles, peacefully positioned at the rear. The principal bedroom, currently used as a lounge, enjoys dual-aspect windows, elegant wooden flooring, and direct garden access via floor-to-ceiling doors. The stylish 2024 bathroom boasts a luxurious walk-in shower and contemporary fittings. The suntrap garden, landscaped in 2022, offers raised beds, built-in storage, and stylish decking. Precedent exists for extending into the side return (STNP). A truly special home with superb flexibility and future potential.

## Features

- Two double bedrooms
- Private South-facing garden
- Victorian conversion
- Beautifully presented throughout
- Potential to extend STNP
- Desirable tree-lined street
- Central Brixton a two-minute stroll
- Clapham High Street a twelve-minute walk
- Victoria and Northern lines plus the Overground
- Share of freehold

Council tax band D    EPC rating D (63)





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APPROXIMATE GROSS INTERNAL AREA: **580 SQ FT / 54 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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