



**Lyham Road, Brixton, SW2**

4 bedroom maisonette for sale

**£495,000**

Leasehold

## Property Details

A versatile four bedroom maisonette set over the first floor of a charming period property, this generously proportioned home boasts its own private entrance, an abundance of natural light, and appealing character. The private front door opens into a welcoming hallway, leading up stairs and through to a bright and elegant reception room at the rear. Dual sash windows flood the space with natural light, complemented by a charming built-in cabinet and ample space to lounge and dine. Adjacent, a well-appointed kitchen features white cabinetry and worktops along both walls, plus a serving hatch enhancing connectivity—offering potential to open into one expansive living area, subject to permissions. Three well-proportioned bedrooms lie to the front, all neutrally decorated and flexible in use, while a fourth, currently a study, could serve as a nursery or dressing room. A family bathroom boasts a luxurious roll-top bath with overhead shower. Completing the property is a sizable loft for storage or potential conversion, subject to permissions.

## Features

- Four bedrooms
- Victorian maisonette
- Own front door
- Separate kitchen and reception
- Bright and airy
- Potential to extend STNP
- Equidistant to Clapham and Brixton
- Local pub, cafe and shops a four-minute stroll
- Victoria and Northern Lines plus regular day and night buses
- Chain-free

Council tax band D

EPC rating C (72)





Lyham Road, Brixton, SW2

**Lyham Road, SW2**  
**4 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **833 SQ FT / 77.4 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.



Lyham Road, Brixton, SW2

