



## Loughborough Park, Brixton, SW9

2 bedroom flat - purpose built for sale

**£635,000**

Leasehold

### Property Details

Keating Estates are delighted to present this exceptional two double bedroom, two bathroom apartment with a stunning private roof terrace offering panoramic city views. Set on the tenth floor of a modern development, it's perfectly positioned between vibrant Brixton and leafy Herne Hill, within reach of excellent transport links, amenities, and outstanding local schools. The sleek, contemporary kitchen features integrated appliances, glossy cabinetry, and ample storage. Both bedrooms are well-proportioned doubles, with the principal suite boasting a stylish en-suite. Energy-efficient glazing and insulation ensure peace and comfort year-round. Residents benefit from manicured communal grounds, lifts, CCTV, intercom entry, bike storage, sports facilities, a children's play area, and potential allotment access. Excellent transport connections include the Victoria Line, Overground, Thameslink, and numerous bus routes.

### Features

- Two double bedrooms
- Two bathrooms
- Vast private roof terrace with city views from the tenth floor
- Secure modern build
- Communal lawns, bike store, playground, basketball court
- Bright and airy
- Moments from central Brixton
- Short walk to Brockwell Park and Herne Hill
- Excellent transport links including Victoria Line, Thames Link and Trains

Council tax band D

EPC rating B (85)









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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **779 SQ FT / 72.3 SQ M**



**TENTH 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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