



## Brixton Hill, Brixton, SW2

2 bedroom flat - conversion for sale

**£750,000**

Leasehold

### Property Details

A characterful and spacious two-bedroom garden flat offering over 1,000 sq ft of internal space, set back from the street on Brixton Hill. This beautifully presented lower ground floor Victorian conversion blends period charm with contemporary finishes and a generous private garden. The elegant reception features high ceilings, cornicing, a bay window with plantation shutters, and a feature fireplace. A modern kitchen with sleek carpentry boasts Neff appliances and a Quooker hot tap. The principal bedroom, with en-suite and French doors to the garden, offers a peaceful retreat. The second bedroom enjoys dual garden views, ideal as a guest room or home office. A separate utility area adds practicality leading in to the family bathroom. The private garden is a tranquil oasis, perfect for entertaining. Set within a friendly, long-standing community with shared gardens, social events, and excellent transport links to central London and beyond.

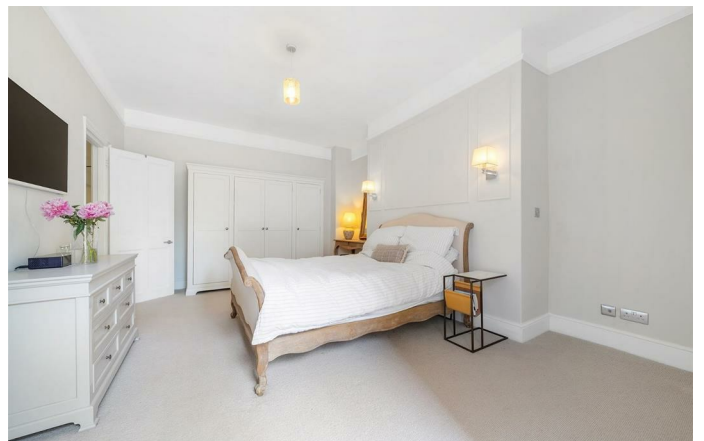
### Features

- Two double bedrooms
- Private front and rear garden
- Victorian conversion
- 1060 square feet of internal space
- Private entrance
- Bright and airy throughout
- Local eateries and shops on the doorstep
- Brockwell Park a short eight-minute stroll away
- Central Brixton a ten-minute walk
- Victoria Line and Overground

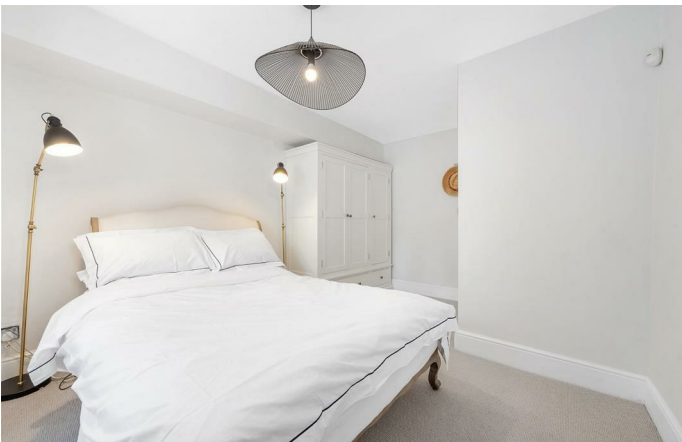
Council tax band D

EPC rating C (71)









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**Brixton Hill, SW2**  
**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **1060 SQ FT / 98.5 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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