



**Ballater Road, Brixton, SW2**

2 bedroom house for sale

**£525,000**

Freehold

## Property Details

A unique and beautifully presented two double bedroom freehold coach house with a private entrance and charming suntrap garden. Discreetly positioned at the end of an attractive Victorian terrace, this enchanting former coach house has been sympathetically upgraded offering a stylish blend of period character and modern comfort. The property opens into an inviting reception room, complete with bespoke storage, a window seat, and warm wooden flooring. An elegant arched opening leads to the beautifully appointed shaker-style kitchen, finished in soft pastel green with brass hardware, skylight, and French doors opening onto a delightful South-East facing courtyard garden, ideal for al fresco dining. Upstairs are two serene double bedrooms, the second bedroom currently serves as a charming nursery and home office. Additional benefits include understairs storage, a recently replaced roof with warranty, and the potential to extend or add a roof terrace, subject to permissions. This rare home offers exceptional charm, style, and future potential.

## Features

- Unique Victorian coach house
- Two bedrooms
- South-East facing garden
- Stylishly presented throughout
- Rare offering to the market
- Vast array of amenities in every direction
- Central Brixton a seven-minute stroll
- Clapham High Street a ten-minute walk
- Victoria and Northern tube lines
- Freehold

Council tax band D

EPC rating C (70)





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**2 Bedroom House**

APPROXIMATE GROSS INTERNAL AREA: 485 SQ FT / 45 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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