



**Brailsford Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£480,000**

Leasehold

## Property Details

An appealing two double bedroom apartment with a larger-than-average footprint, set atop a charming Victorian house on the peaceful, sought-after Brailsford Road. Located in a friendly cul-de-sac with Brockwell Park quite literally on the doorstep, this beautifully refurbished home offers over 640 square feet of stylish living space. Renovated in 2020, the flat features a bright open-plan reception with modern grey flooring, chic radiators, and space to dine. The sleek kitchen, extended over the stairwell, maximises space and blends soft grey tones with crisp white cabinetry and a brass sink beneath a sash window. Both double bedrooms are peacefully positioned to the rear, the principal particularly spacious. The second offers versatility as a guest room or generous home office. A contemporary bathroom sits centrally, finished with striking blue tiling and a luxurious walk-in shower. Neutral décor and modern finishes throughout complete this ready-to-move-into home in an unbeatable location. Planning approved to extend front dormer.

## Features

- Two double bedrooms
- Victorian conversion
- Slightly larger footprint than others
- Brockwell Park entrance moments from your door
- Desirable cul-de-sac
- Local amenities and eateries
- Brixton and Herne Hill both a ten-minute walk
- Victoria Line, Overground and Thames Link
- Chain-free

Council tax band B      EPC rating C (73)



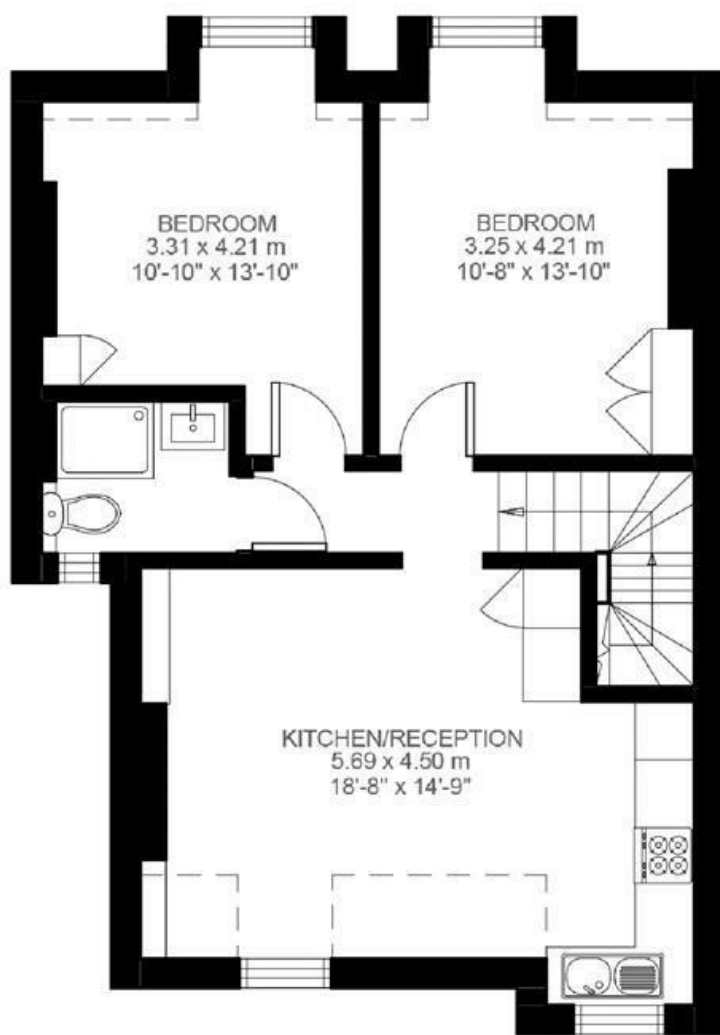


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**2 Bedroom Flat**

Approximate internal area: **641 sqft 60 sqm**



Second Floor



Entrance To Second Floor



While we do 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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