



**Rosebery Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£535,000**

Leasehold

## Property Details

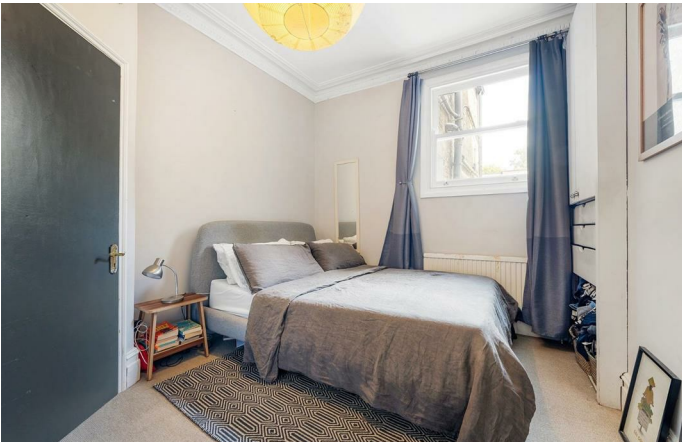
This charming two-bedroom ground floor garden flat is set within an attractive period conversion on Rosebery Road, a desirable residential street between Clapham and Brixton. The property blends character and style, with features including a bright reception room with original cornicing, a feature fireplace, and café-style shutters. The principal bedroom is peacefully positioned off the hallway, while the second enjoys direct garden access through a beautiful bay door. The stylish kitchen boasts navy cabinetry, gold hardware, integrated appliances, and a skylight, with a practical layout ideal for cooking. A door to the garden provides additional light, views, and ventilation. The bathroom is finished with classic subway tiles and matt black fittings. A private, low-maintenance garden with decking offers a peaceful outdoor retreat. Additional benefits include a useful cellar for storage. Ideally located for the vibrant culture of Brixton and the relaxed charm of Clapham, with excellent transport links via the Victoria and Northern Lines.

## Features

- Two bedrooms
- Private garden
- Victorian conversion
- Generous storage including a cellar
- Bright and airy ambience
- Neighbourly residential street
- Local amenities nearby
- Walking distance to Clapham, Brixton and Abbeville Village
- Northern and Victoria Lines
- Day and night bus routes from the top of the road

Council tax band C    EPC rating C (69)







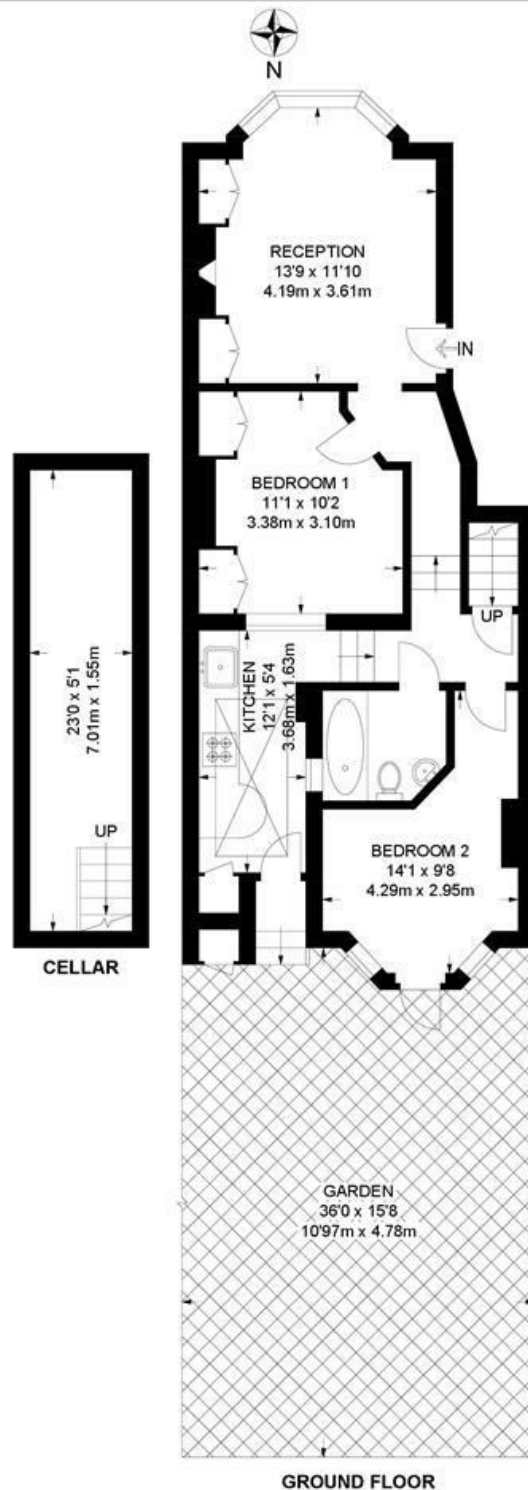


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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: 702 SQ FT / 65.2 SQ M

APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: 575 SQ FT / 53.4 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.



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