



**Brading Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£640,000**

Share of Freehold

## Property Details

This charming two-bedroom, two-bathroom split-level Victorian conversion flat boasts a private walled garden, period charm and stylish upgrades. Set over the ground and first floor, the home features a bright reception with bay window and shutters, high ceilings with a beautiful ceiling rose, and space to dine. The semi-open-plan kitchen includes sleek white cabinetry, dark worktops, integrated appliances, and a Miele oven, with direct garden access. The principal bedroom opens onto the garden and is painted in a calming blue, while the second double bedroom upstairs, finished in a rich green, benefits from an en-suite. A traditional family bathroom features subway tiles and a shower over bath. The private garden is paved and low-maintenance, ideal for entertaining. Additional perks include a converted cellar for storage, new double-glazed sash windows, and wooden flooring throughout the entire ground floor. Located on friendly Brading Road near Brockwell Park and Brixton's vibrant centre, with excellent transport links via Brixton, Herne Hill, and Streatham Hill stations.

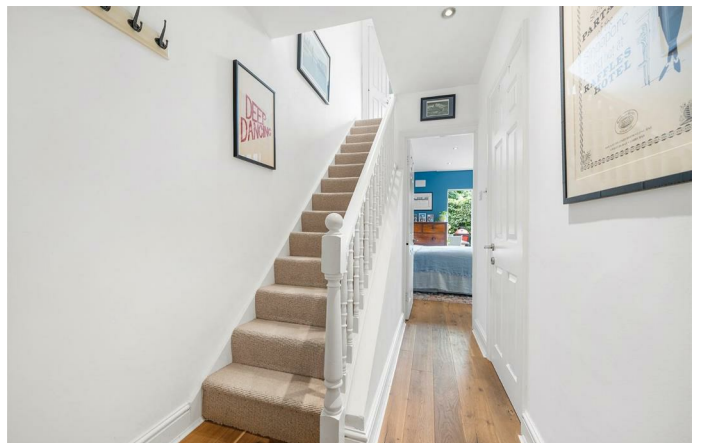
## Features

- Two double bedrooms
- Two bathrooms
- Victorian conversion
- Private garden
- Split-level flat
- Local pub, café and bakery on the doorstep
- Brockwell Park a short stroll away
- Walking distance to Brixton and Herne Hill
- Access to the Victoria Line, Thameslink and Overground
- Share of freehold

Council tax band C

EPC rating C (69)









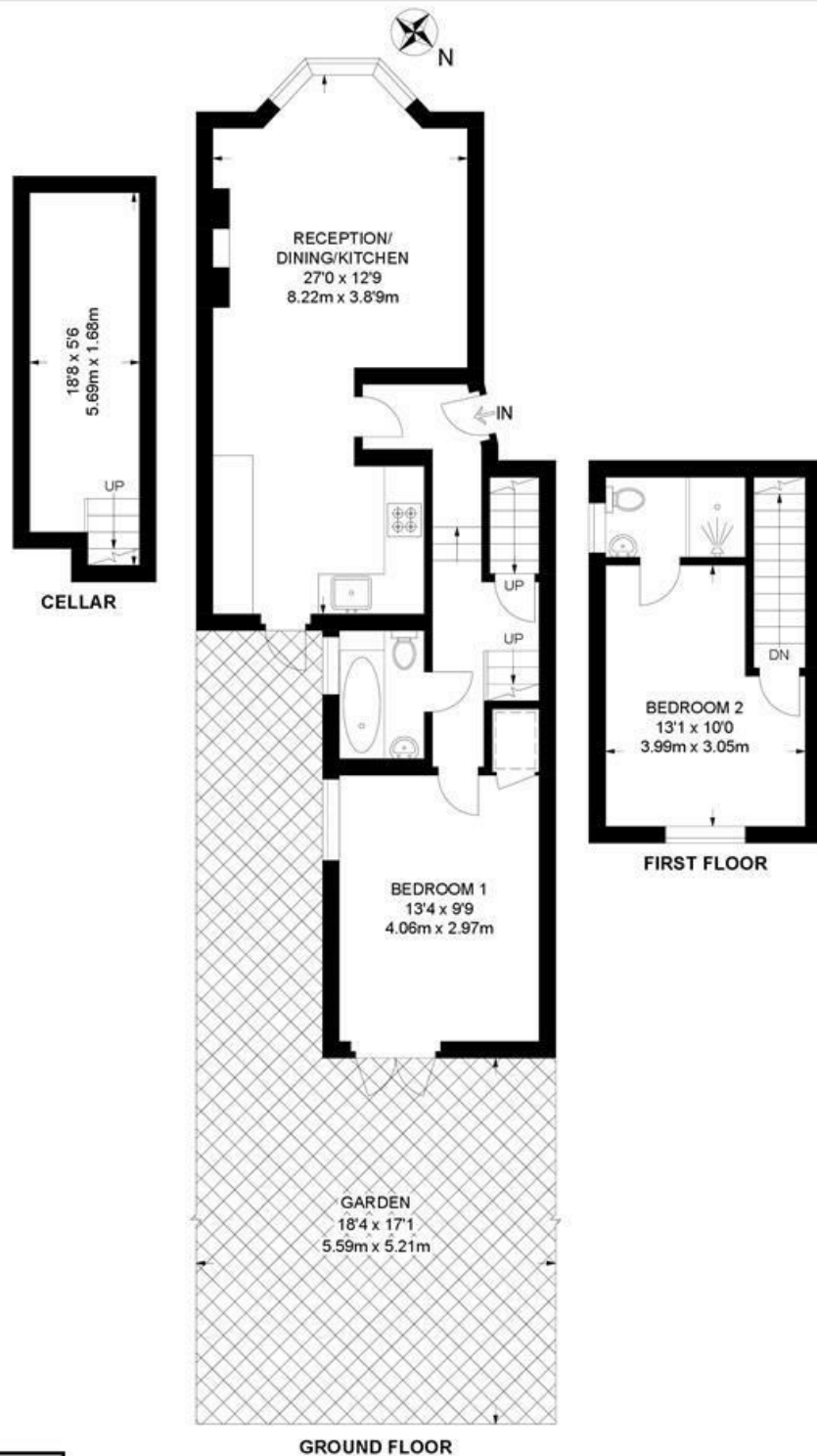
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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: 840 SQ FT / 78 SQ M

APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: 742 SQ FT / 69 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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