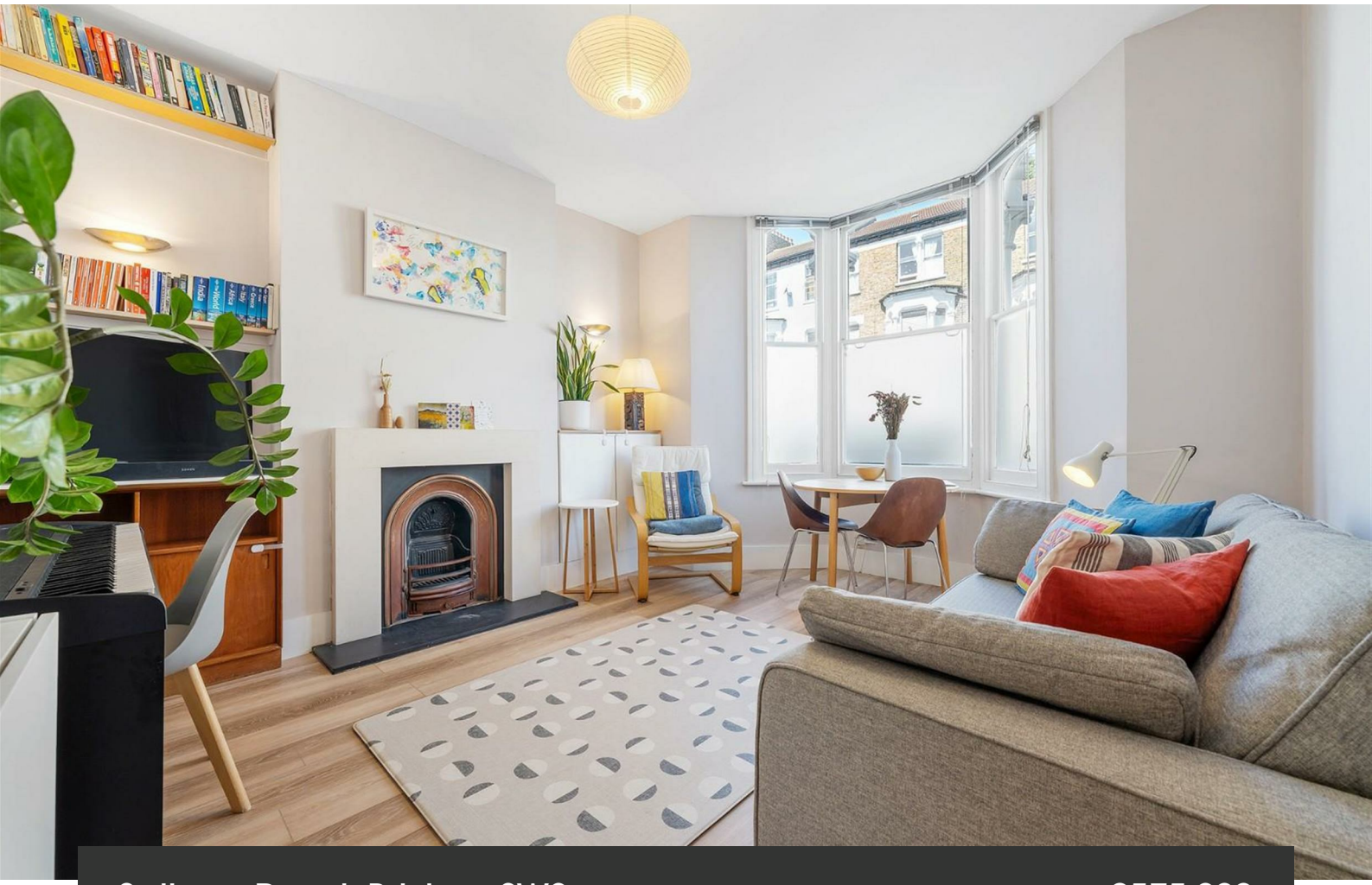
Keating Estates



Saltoun Road, Brixton, SW2

2 bedroom flat - conversion for sale

£575,000

Share of Freehold

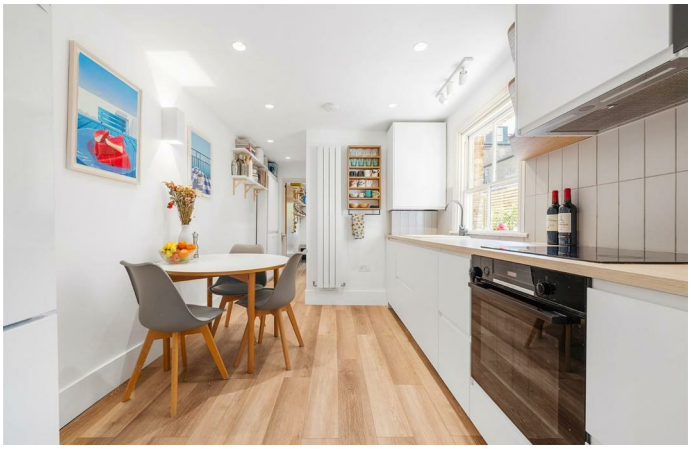
Property Details

A beautifully presented two bedroom flat with a private South-facing garden, set within a wider than average Victorian property on a sought-after Brixton street, also within strolling distance of Herne Hill. This stylish home blends period charm with modern upgrades, including a high-spec conversion and recent renovations to the kitchen, bathroom, and electrics (2023). The inviting front reception boasts a large bay window, period fireplace, and bespoke shelving. The sleek kitchen diner features integrated appliances, wooden worktops, and ample storage, with space for a dining table. The unusually wide, low-maintenance garden is a real suntrap, finished with contemporary paving, timber fencing, and mature planting—perfect for alfresco dining. Both bedrooms are positioned separately for privacy and open via French doors to the garden. The principal room offers high ceilings, cosy carpeting and generous storage, while the second is a versatile room, currently a nursery. Further benefits include a tanked cellar (2022) with standing room and excellent sound insulation. Precedent exists to extend into the side return, adding future potential.

Features

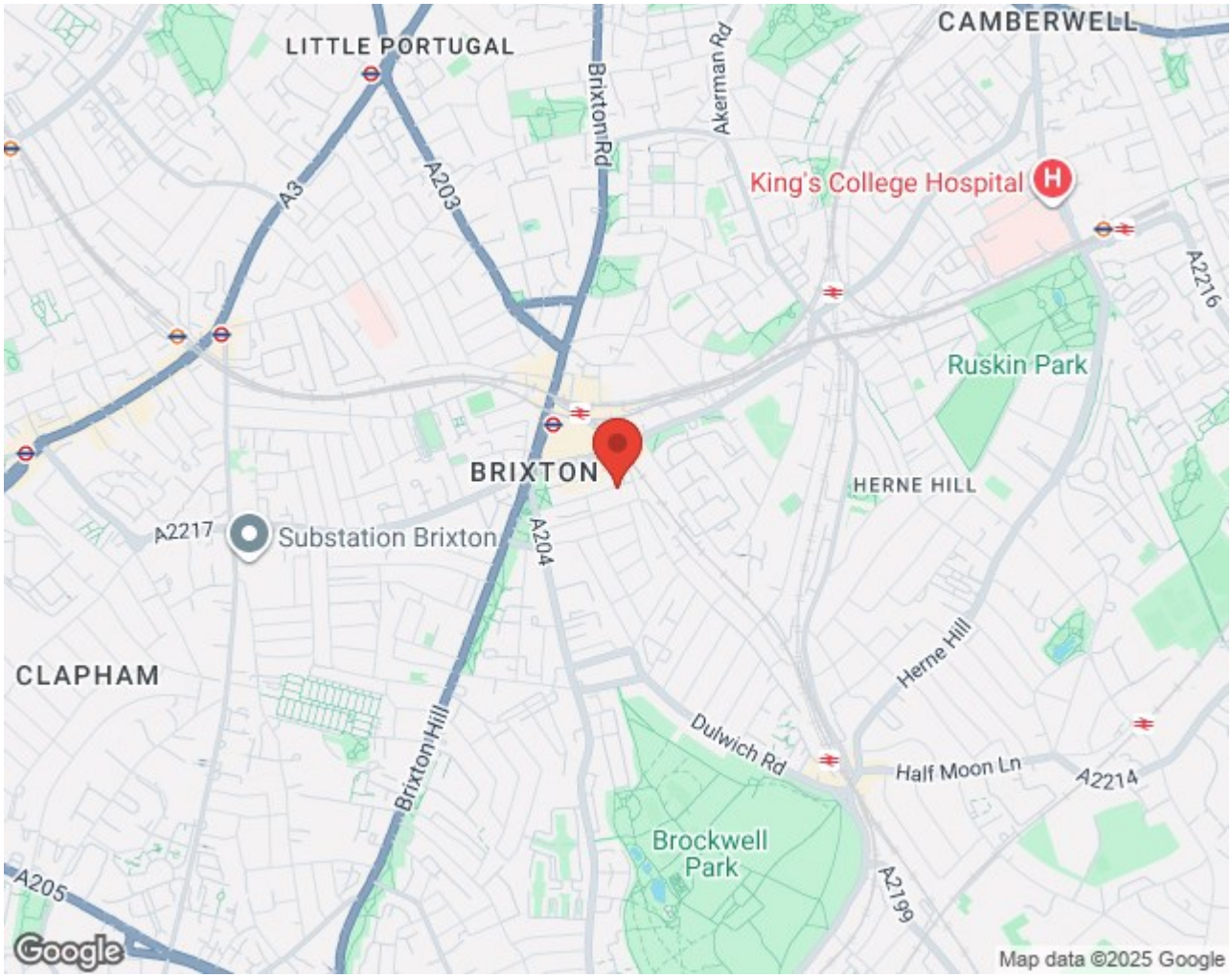
- Two bedrooms
- South-facing garden
- Wider than average Victorian conversion
- Beautifully presented
- Tanked cellar
- Potential to extend STNP
- Central Brixton's vast array of amenities on the doorstep
- Victoria line a five-minute stroll
- Brockwell Park a ten-minute walk
- Share of freehold

Council tax band C EPC rating D (66)



Saltoun Road, SW2
2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **622 SQ FT / 57.8 SQ M**
APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: **558 SQ FT / 51.8 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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