

# **Property Details**

Keating Estates are delighted to present this stunning two double bedroom, split-level flat, situated on the top floor of a period conversion in the heart of Brixton. This bright and spacious property boasts a generous reception room, complete with a designated dining area—perfect for entertaining or relaxing after a long day. The separate modern kitchen is well-appointed with contemporary fittings and ample storage. Both bedrooms are comfortable doubles, ideal for sharers or those seeking additional space for a home office. One of the bedrooms further benefits from direct access to a private roof terrace, offering a peaceful outdoor retreat with skyline views. The property also features a sleek, modern family bathroom and is flooded with natural light throughout. Located just a short stroll from Brockwell Park, residents will enjoy access to the Lido, open green spaces, and a host of popular pubs and cafes nearby. Excellent transport links include Herne Hill station (Overground) and Brixton Underground station (Victoria Line), providing swift access across London.

## **Features**

- Two bedroom
- Spacious
- Close to Central Brixton and Clapham
- Close to transport Links
- Split-level
- Bright and airy throughout
- Private terrace

Council tax band D EPC rating C (71)















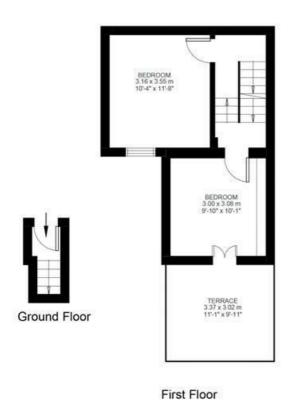




#### Ducie Street, Brixton, SW4



# **Ducie Street**





Second Floor





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