



**Dalyell Road, Brixton, SW9**

1 bedroom flat - conversion for sale

**£435,000**

Leasehold

## Property Details

This charming one-bedroom Victorian apartment with a private garden is nestled on a desirable tree-lined street within the sought-after Brixton, Stockwell, and Clapham triangle. The spacious reception room at the front features a bay window framed by original Victorian pocket shutters, flooding the space with natural light. High ceilings and a vibrant green feature wall add to the airy and inviting atmosphere, ideal for relaxing or entertaining. The separate kitchen offers ample storage and preparation space and connects seamlessly to the private garden, perfect for al-fresco dining. The garden is large and low-maintenance, with scope for landscaping or extending into the side return (STPP), creating potential to convert the property into a two-bedroom home. The well-proportioned bedroom features deep fitted wardrobes around the chimney breast, offering excellent storage. A large sash window and tasteful décor create a serene retreat. The contemporary bathroom includes a walk-in shower and sleek fixtures, while a spacious cellar provides additional storage. This delightful property suits first-time buyers or those eager to make it their own.

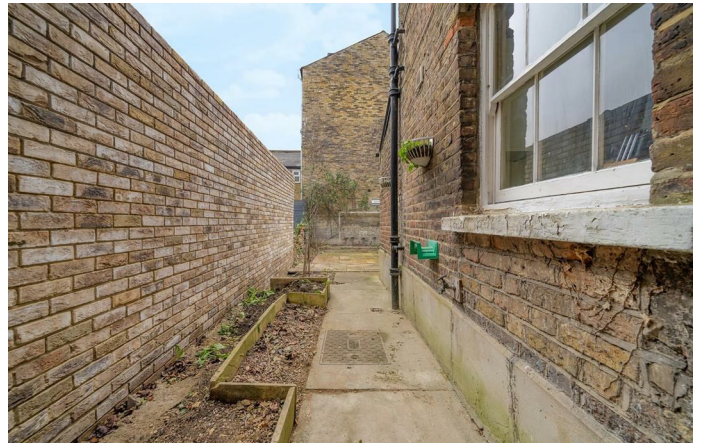
## Features

- One double bedroom
- Private garden
- Victorian conversion
- Potential to extend STNP
- Characterful features
- Cellar and generous storage
- Brixton a three-minute stroll
- Clapham High Street a ten-minute walk
- Victoria and Northern lines plus the Overground

Council tax band C

EPC rating D (66)





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**1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **689 SQ FT / 64 SQ M**  
APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: **475 SQ FT / 44 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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