



**Brading Road, Brixton, SW2**

1 bedroom flat - conversion for sale

**£360,000**

Leasehold

## Property Details

A bright and airy one bedroom period apartment set on Brading Road, a sleepy Victorian street with local cafes, shops, pub and eateries on the doorstep plus easy access to the amenities on offer within Brixton and Herne Hill. One of the key selling points to this conversion is the fantastic open plan living kitchen area, it's a great size and has ample room for both relaxing and dining. The room is flooded by natural light through the skylights and the window at the rear. The kitchen provides all you need in terms of worktop and storage space within contemporary cabinetry, wrapping around in an ergonomic shape. Finished with a sink under the window for a pleasant outlook. Ideal for hosting, the reception area provides generous space for a dining table whilst still having plenty of room for a comfortable lounge for those cosy nights in. Stairs lead you down to the bedroom, which is a spacious double tucked away quietly at the rear of the property with views across the leafy nearby gardens. Just adjacent is the contemporary bathroom, styled with luxuriously large tiles and equipped with a bathtub plus overhead shower, perfect for a soak in the bubbles after a stroll. Set to the upper floors, this property ensures a bright and private ambience throughout.

## Features

- One double bedroom
- Victorian conversion
- Bright and airy
- Local cafes, shops and pub on the doorstep
- Brockwell Park a short stroll away
- Walking distance to Brixton and Herne Hill
- Victoria Line, Thameslink and Overground
- Chain free
- Share of freehold will be granted

Council tax band C

EPC rating D (59)

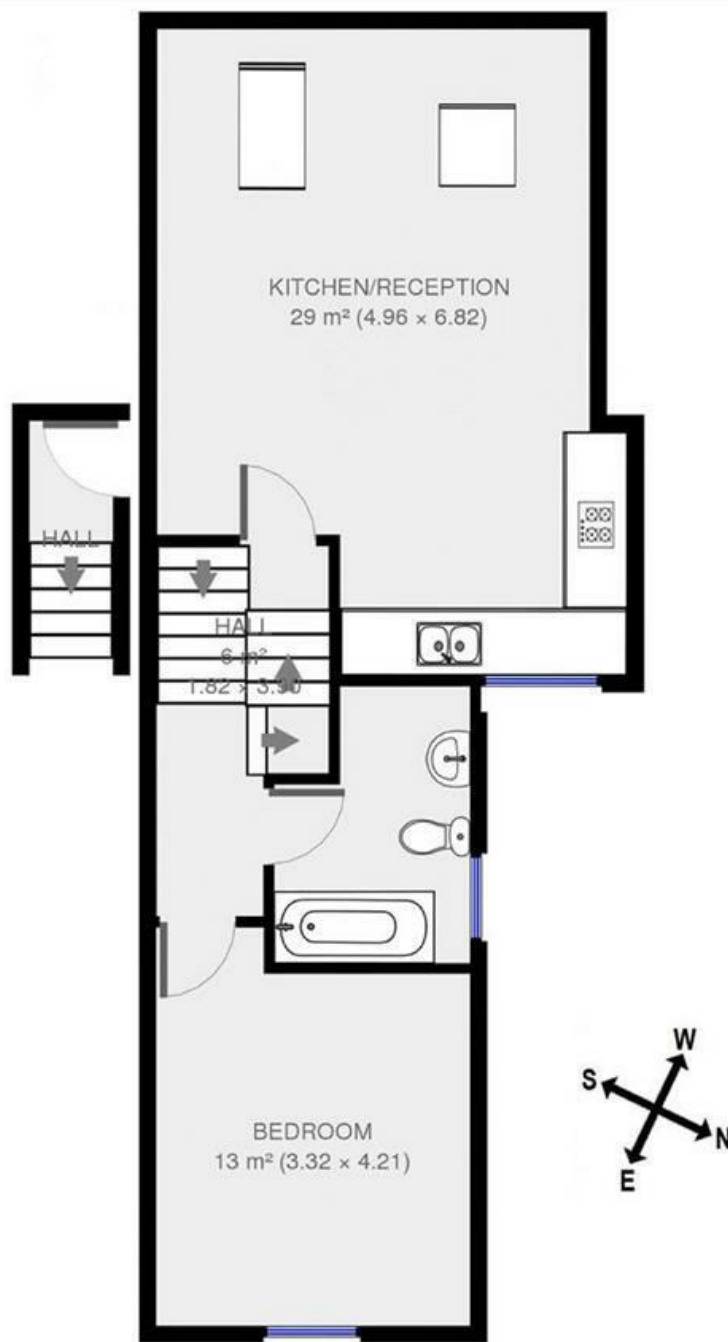




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**1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 603 SQ FT / 56 SQ M



Second Floor



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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