



## Lyham Road, Brixton, SW2

2 bedroom flat - conversion for sale

**£675,000**

Leasehold

### Property Details

A stylish and spacious two double bedroom apartment with a landscaped private garden and private entrance, arranged over the ground floor of a handsome Victorian property. A private entrance opens into a beautifully presented home, thoughtfully arranged to maximise space and comfort. The open-plan reception and kitchen forms the heart of the home, a generous space with sleek gloss cabinetry, integrated appliances, a breakfast bar, and ample room to dine, unwind or entertain. Bi-folding doors lead onto the landscaped garden, a sunny retreat perfect for alfresco dining and outdoor living, with the added benefit of gates out to the street, ideal for hosting or those with bikes. Both bedrooms are spacious doubles with fitted wardrobes. The principal enjoys a peaceful central position with a skylight and dressing area, while the second features a charming bay window with shutters. A modern bathroom with bath and overhead shower completes this appealing home. Lyham Road offers easy access to Clapham and Brixton, with excellent transport links and green spaces nearby.

### Features

- Two double bedrooms
- Landscaped walled garden
- End-of terrace Victorian conversion
- Private entrance
- Over 720 square feet
- Beautifully presented
- Local amenities of Acre Lane
- Clapham and Brixton centres both in under fifteen-minutes
- Abbeville Village and Clapham Common a short stroll away
- Chain-free

Council tax band C

EPC rating C (73)

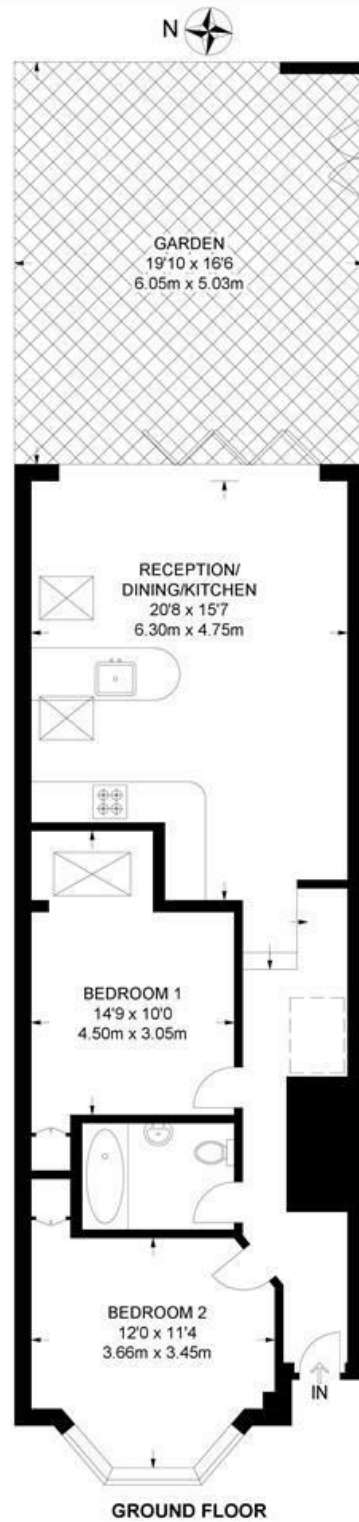




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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **724 SQ FT / 67.3 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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