

## Christchurch Road, Brixton, SW2

1 bedroom flat - conversion for sale

£350,000

Share of Freehold

### Property Details

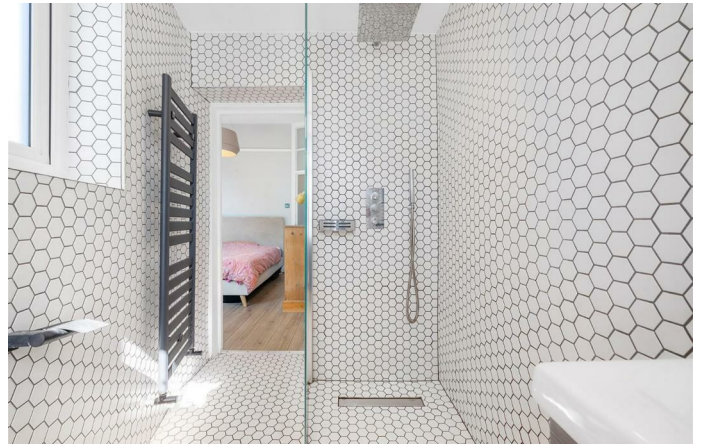
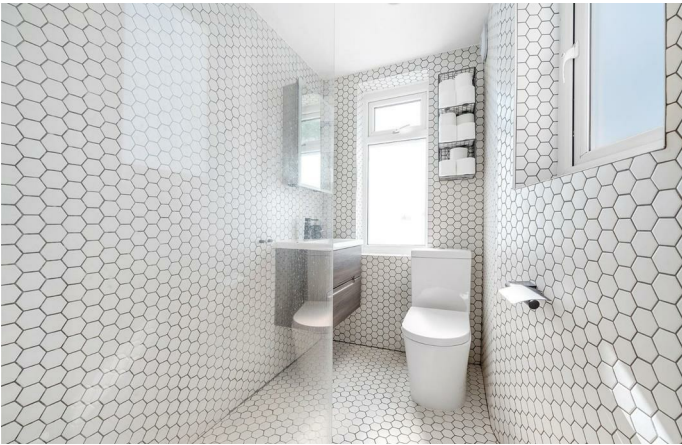
Christchurch Road. Fully renovated five years ago, it blends period charm with contemporary finishes and is situated on the first floor, benefiting from a layout that maximises both space and comfort. The open-plan reception room is bright and inviting, with a large bay window flooding the space with natural light. The kitchen is finished to a high standard with integrated appliances including a Neff oven, gas hob, fridge freezer, microwave, and dishwasher. Sleek white matt handleless cabinetry and wraparound worktops include a sociable breakfast bar with pendant lights. The lounge area features café-style shutters, alcove shelving, a picture rail, and a striking yellow radiator against blue walls. The bedroom at the rear ensures peace and tranquillity, with sash windows, built-in wardrobes, and shelving. The contemporary wet-room en-suite features floor-to-ceiling hexagonal tiling, a walk-in waterfall shower, wall-mounted vanity, WC, and dual-aspect frosted windows.

### Features

- One double bedroom
- Victorian conversion
- Beautifully refurbished throughout
- Modern wet-room en-suite bathroom
- Bright and airy throughout
- Brockwell Park a twelve-minute stroll
- Five-minute walk to Tulse Hill station
- Brixton, Clapham, Balham and Tulse Hill all within walking distance
- Share of freehold

Council tax band B    EPC rating D (66)



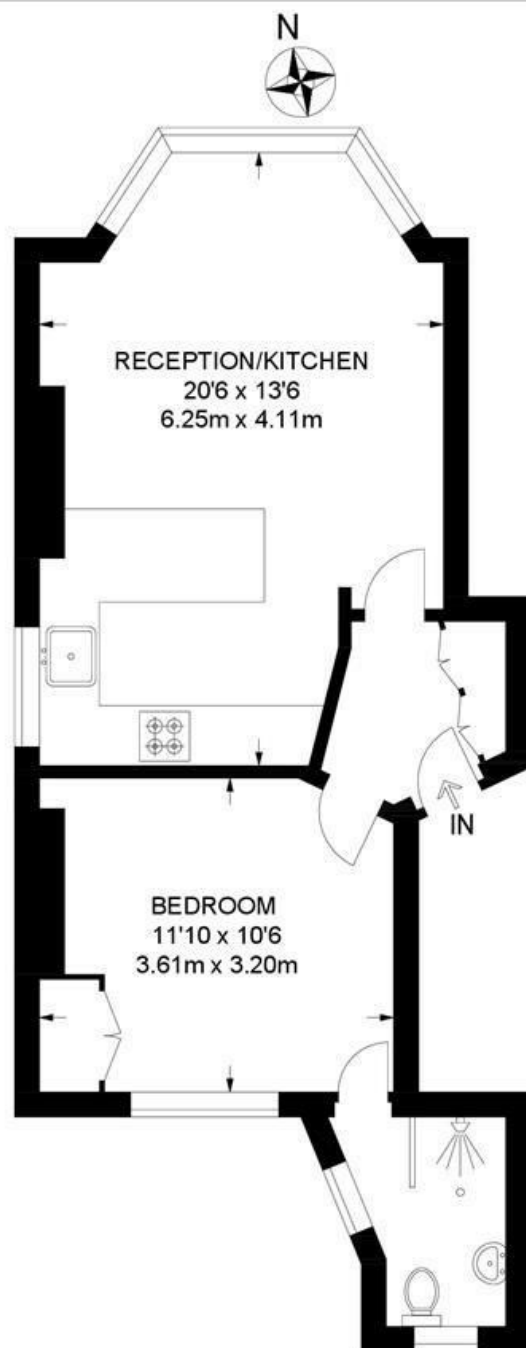


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### 1 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 432 SQ FT / 40 SQ M



FIRST 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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