

**Brixton Hill, Brixton, SW2**

3 bedroom flat for sale

**£800,000**

Leasehold

## Property Details

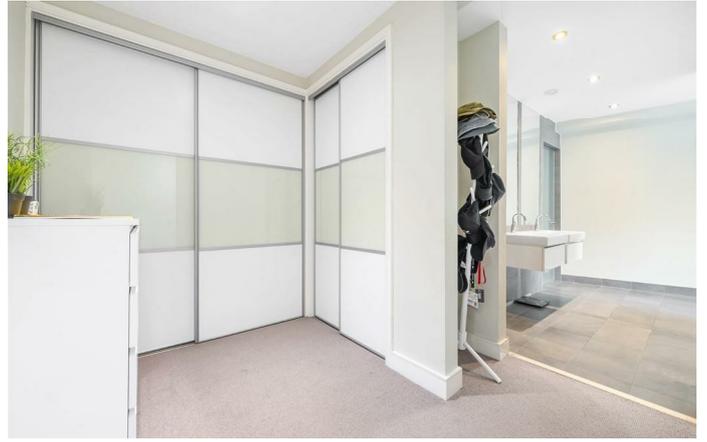
A spectacular three double bedroom, three bathroom apartment with a private terrace boasting sunset views, set within an exclusive 1970s conversion. Spanning over 1,850 square feet, this exceptional home is the largest within the development, offering house-like proportions with all the benefits of a secure, purpose-built design. Bathed in natural light, the vast 13-metre reception room is ideal for relaxing and entertaining, with defined zones for lounging, dining, and cooking. Floor-to-ceiling glass doors open directly onto the sunlit terrace, enhancing the seamless flow between indoors and out. Engineered wood flooring and underfloor heating enhances the space. The sleek kitchen boasts high-spec finishes, integrated appliances, and a central island with breakfast bar. A separate utility room keeps the living space uncluttered. Each double bedroom is well-appointed, including two en-suites. The principal suite features a walk-in wardrobe and a luxurious bathroom. The third bedroom is versatile, served by the stylish main bathroom. Thoughtfully designed with comfort and energy efficiency in mind, this outstanding home offers refined contemporary living.

## Features

- Three double bedrooms
- Three bathrooms
- Private terrace with sunset views
- Stylish 1970s conversion
- Extremely spacious at over 1,850 square feet
- Local eateries and shops on the doorstep
- Central Brixton and Brockwell Park a short stroll away
- Victoria Line and Overground
- Chain-free

Council tax band E    EPC rating C (77)

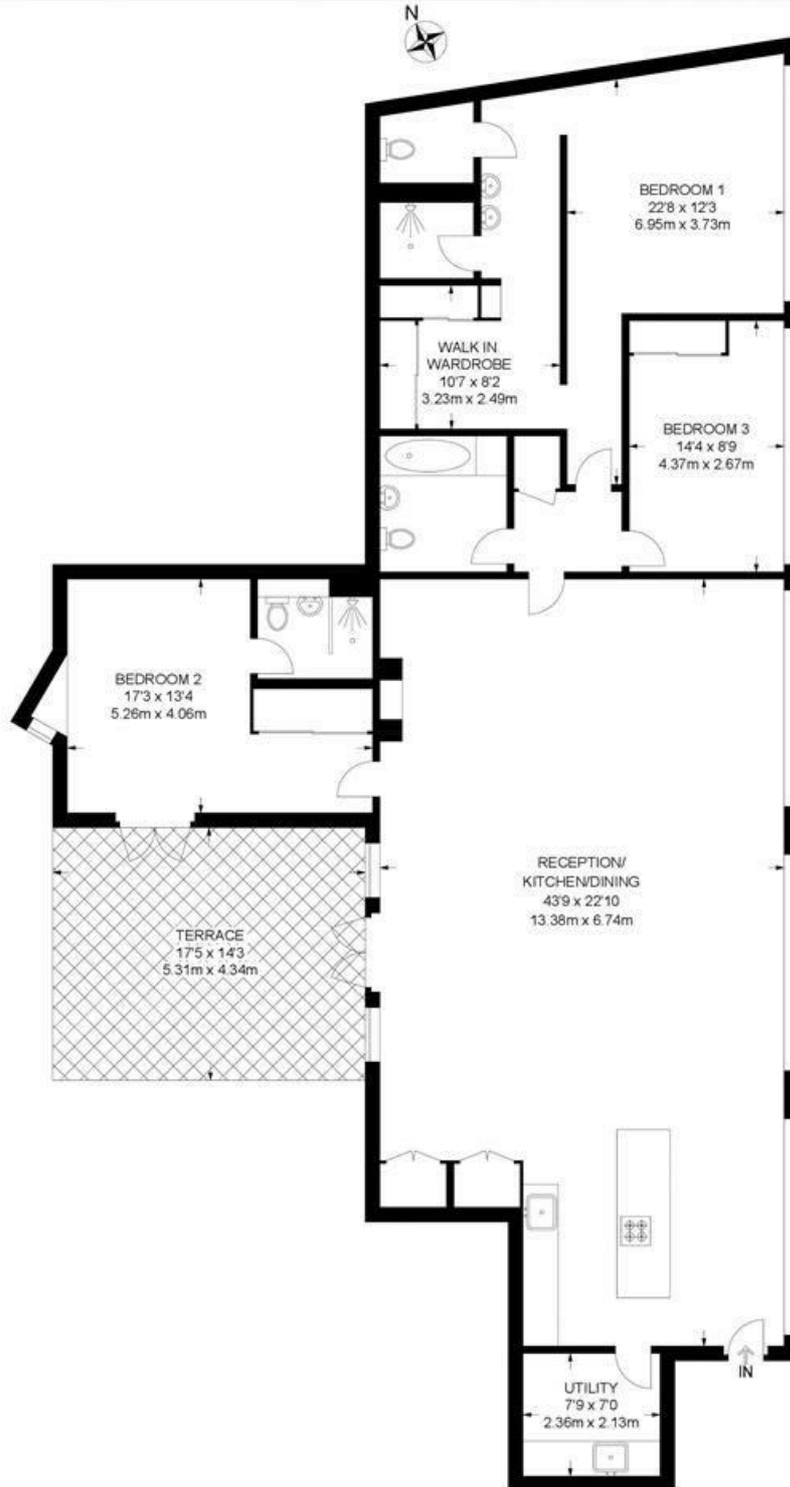




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**3 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 1872 SQ FT / 174 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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