



## Loughborough Park, Brixton, SW9

2 bedroom flat - purpose built for sale

**£585,000**

Leasehold

### Property Details

A bright and spacious two double bedroom, two bathroom apartment with a South-East facing private terrace, set within a secure and contemporary development. Natural light floods the space through large, high-specification windows, ensuring warmth, tranquillity and excellent energy efficiency throughout. The generous open-plan reception forms the heart of the home, ideal for relaxing or entertaining. Floor-to-ceiling glazing across two aspects creates an airy, uplifting atmosphere, while the sleek modern kitchen, fully fitted with integrated appliances and glossy cabinetry, sits neatly to the rear. A large glass door opens onto the South-East facing terrace, perfect for al fresco dining or a morning coffee. Decked and enclosed by glass balustrades, it extends the living area beautifully. Both bedrooms are well-proportioned doubles positioned at opposite ends for privacy. The principal boasts built-in wardrobes and an en-suite shower room, while the second, still a double bedroom, offers flexibility as a large nursery, home office or guest room. A stylish main bathroom, ample hallway storage, secure entry, lifts, landscaped communal gardens and on-site facilities complete this impressive modern home.

Council tax band D

EPC rating B (87)

### Features

- Two double bedrooms
- Two bathrooms
- South-East facing terrace
- Secure modern build
- Bright and spacious
- Communal lawns, bike store, playground, basketball court
- Ideally located moments from central Brixton
- Short walk to Brockwell Park and Herne Hill
- Excellent transport links including Victoria Line, Thames Link and Trains
- Chain-free



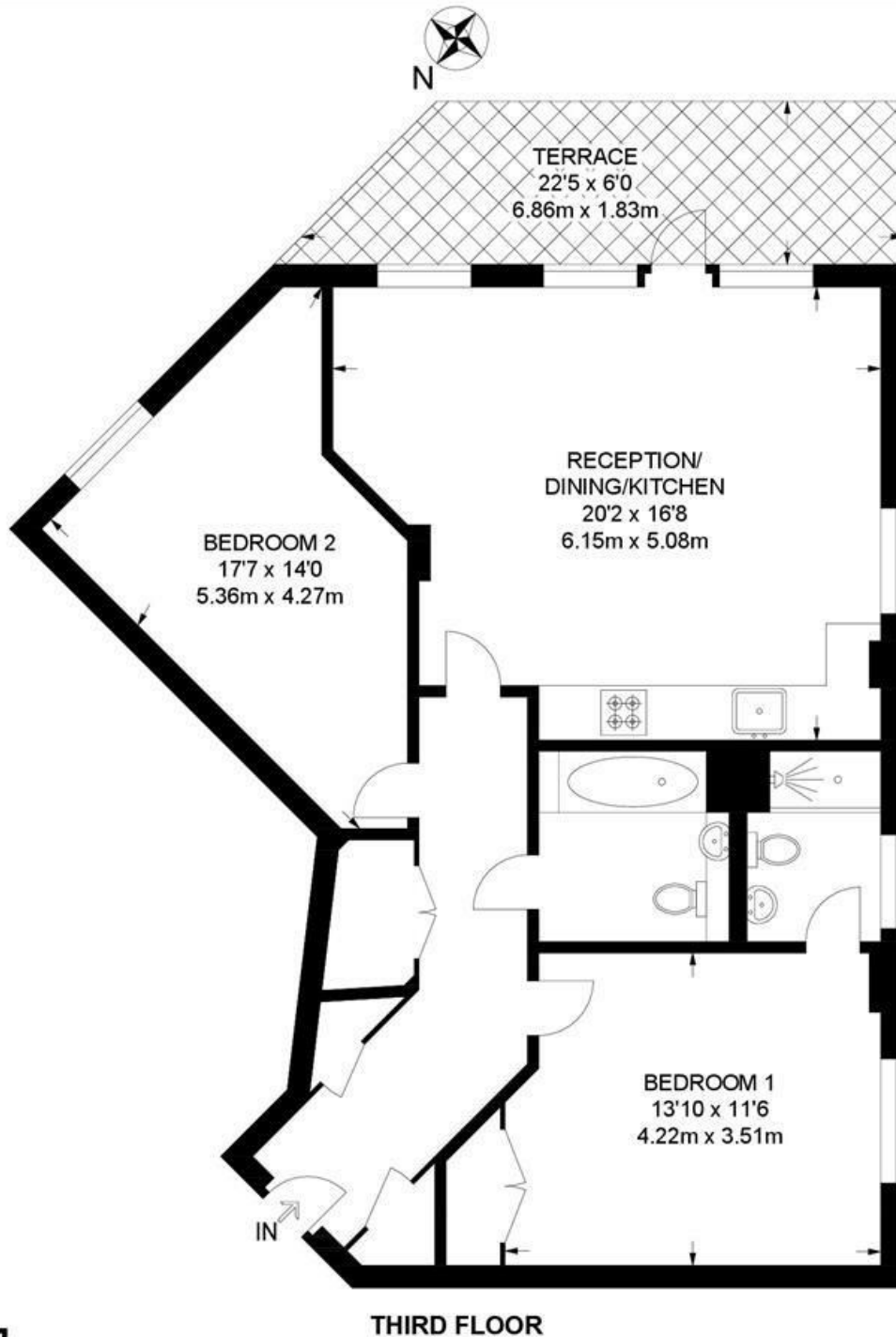




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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 850 SQ FT / 79 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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