



**Margate Road, Brixton, SW2**

4 bedroom house for sale

**£1,125,000**

Freehold

## Property Details

A pristine four bedroom, two bathroom Victorian home with a WC and a beautifully landscaped South-facing garden, extended and fully renovated to an exceptional architectural standard in 2022, including a loft conversion. The works included a complete electrical reinstallation, new central heating and plumbing, integrated WiFi boosters on each level, and brand-new double-glazed timber sash windows. Set behind a low-walled front garden with black railings, the property features a grand hallway with original Victorian tiled flooring and a runner carpet up the staircase. The double reception room is flooded with natural light, with oak-engineered flooring, a wood-burner with limestone surround, and a formal dining area with bespoke storage and an integrated log store. To the rear, a showstopping kitchen features bespoke bamboo units with a central island and contrasting white cabinetry, Portuguese marble terrazzo worktops, Smeg and AEG appliances, underfloor heating, and French doors opening onto a low-maintenance garden with outdoor lighting and a discreet irrigation system. Upstairs are four beautifully finished bedrooms, including a serene principal bedroom with ensuite and a luxurious family bathroom.

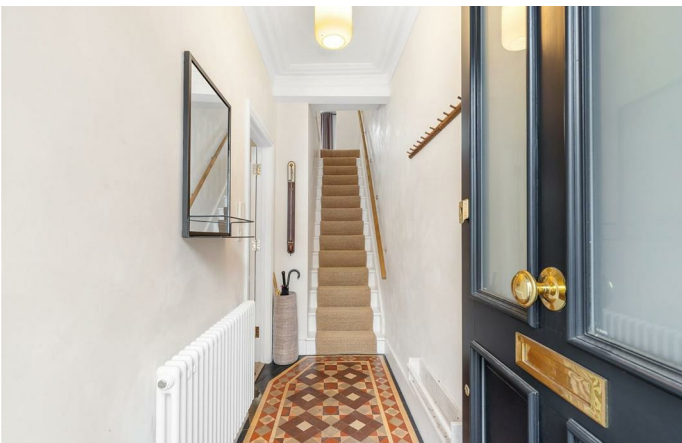
## Features

- Four bedrooms
- Two bathrooms plus WC
- South-facing landscaped garden with outside lighting
- Victorian house
- Pristine presentation
- Outstanding and Good schools nearby
- Equidistant to Clapham and Brixton
- Local amenities of Acre Lane
- Victoria and Northern tube lines
- Freehold

Council tax band D

EPC rating D (58)





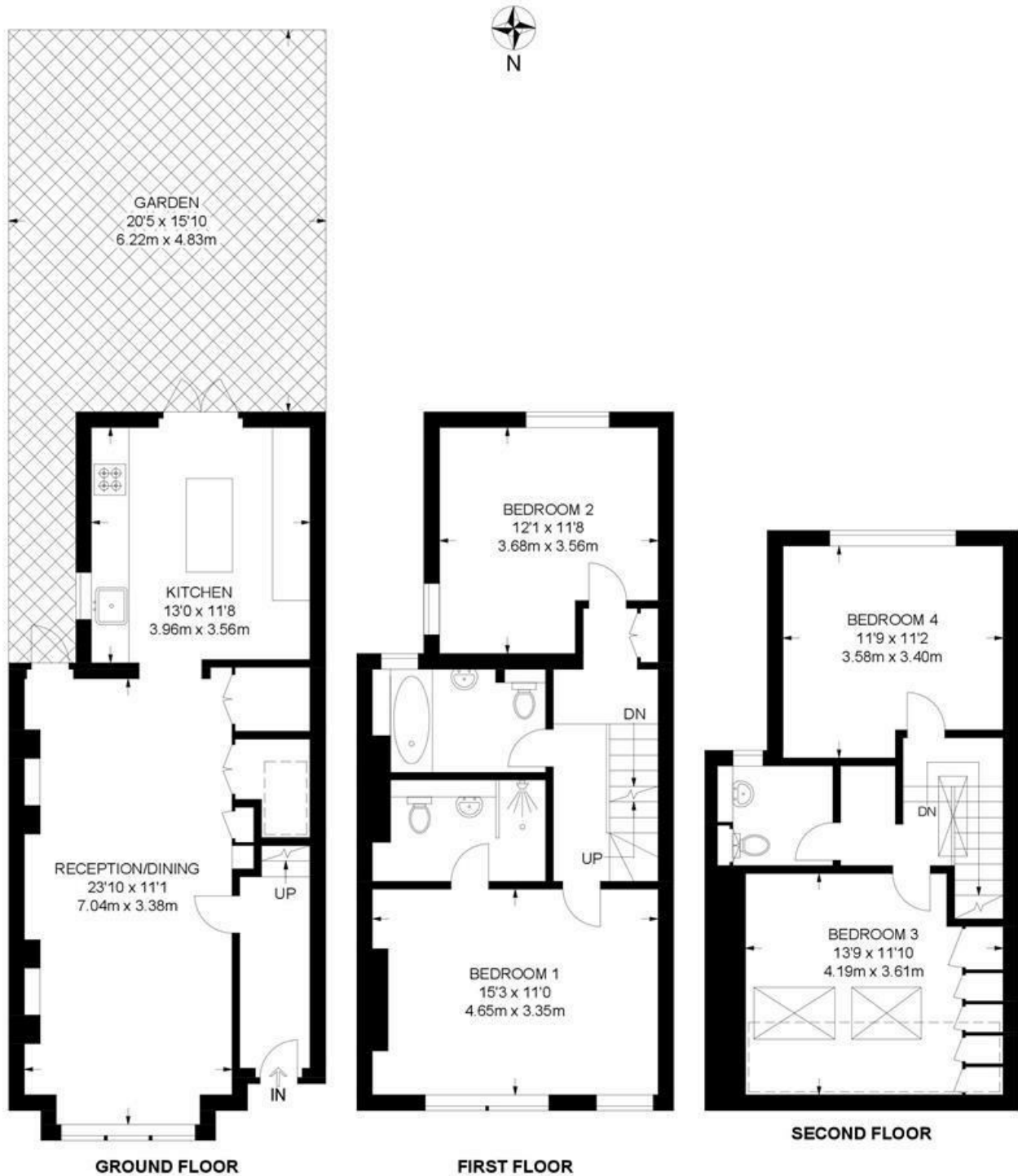




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**4 Bedroom House**

APPROXIMATE GROSS INTERNAL AREA: 1405 SQ FT / 130.5 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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