



## Sudbourne Road, Brixton, SW2

2 bedroom flat - conversion for sale

**£675,000**

Share of Freehold

### Property Details

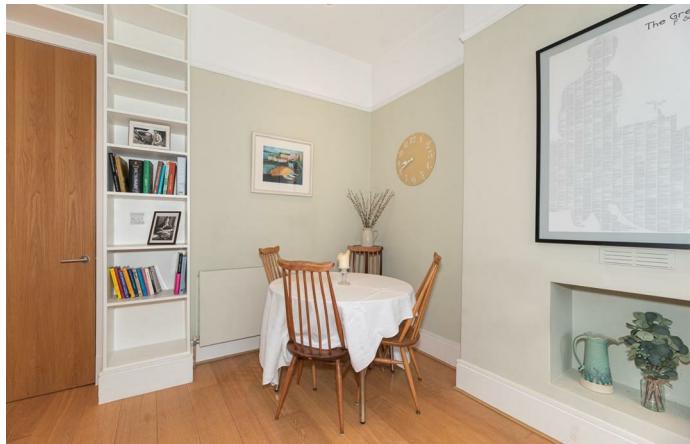
An exceptional two bedroom flat with a large South-facing garden and private entrance, this spacious home occupies the ground floor of an attractive Victorian terrace on the ever-popular Sudbourne Road, a quiet and characterful street perfectly positioned between Brixton and Clapham, with schools close by. A private front door opens into a welcoming hallway leading to the substantial reception, bathed in natural light from an elegant bay window. High ceilings enhance the sense of space, offering a generous area to relax, dine and entertain. The separate kitchen features wrap-around shaker cabinetry, wooden worktops and integrated appliances, with a patio door opening directly to the garden—ideal for al-fresco dining. The South-facing garden is larger than average, with a low-maintenance patio, expansive lawn, planting beds, high fencing and a shed—a superb suntrap. Both double bedrooms sit peacefully at the rear, each with fitted wardrobes. The spacious principal boasts French doors to the garden, while the second offers flexibility as a bedroom or study, currently with fitted wardrobes. A modern bathroom, separate WC and a useful cellar complete this fantastic home.

### Features

- Two bedrooms
- South facing private garden
- Bathroom plus WC
- Victorian conversion with own front door
- Highly desirable road
- Local amenities of Acre Lane and Brixton Hill
- Central Brixton a ten-minute stroll
- Clapham High Street a fourteen-minute walk
- Victoria and Northern lines
- Share of freehold. Chain-free

Council tax band D

EPC rating C (72)





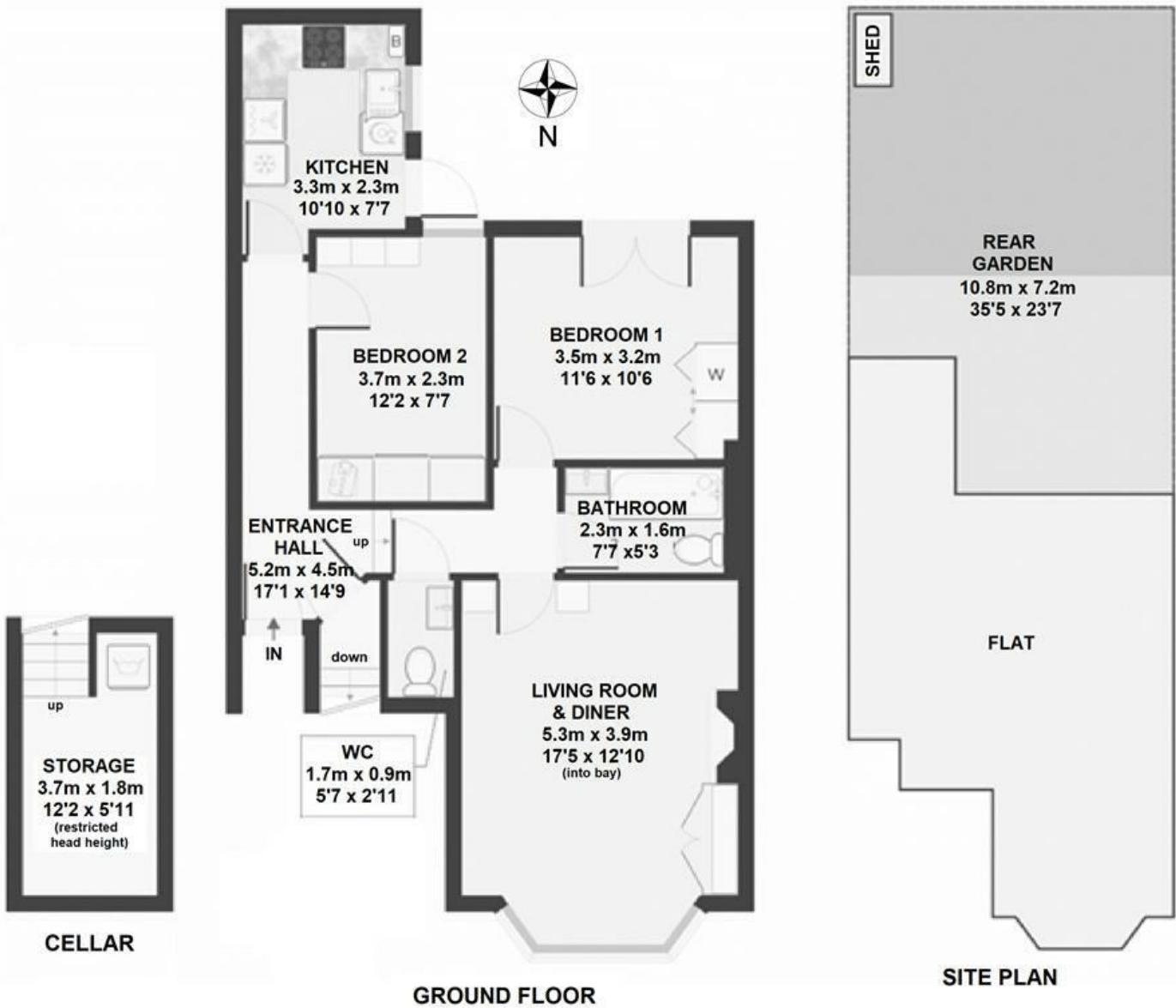
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**Sudbourne Road, SW2**

**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **767.7 SQ FT / 71.32 SQ M**

REAR GARDEN: **736.5 SQ FT / 68.42 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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