Rattray Road, Brixton, SW2

2 bedroom flat - conversion for sale

£450,000

Leasehold

Property Details

An enticing two bedroom apartment with a private South-West facing roof terrace, set within an attractive Victorian conversion on sought-after Rattray Road. Forming part of a Low Traffic Neighbourhood between Brixton and Herne Hill, the location offers an abundance of amenities and is just a short stroll from the green open spaces of Brockwell Park. An appealing blank canvas, the property has been recently refreshed and is ready to move into immediately, while offering the opportunity to add personal decorative touches over time. Spanning the width of the building, the inviting open-plan reception provides ample room to cook, dine and relax, bathed in natural light from multiple windows. The sleek kitchen runs neatly along one wall, maximising space, complemented by neutral décor and modern downlighting. Both bedrooms are peacefully positioned to the rear, separated for privacy, and the bathroom is tastefully finished with a bathtub and overhead shower. The cherry on the cake is the South-West facing roof terrace – This outdoor suntrap is ideal for dining al fresco while the sun sets, or soaking up the summer sun with a good book. Share of Freehold will be granted upon completion of the final flat in the building.

Council tax band C   EPC rating C (72)

Features

- Two bedrooms
- South-West facing roof terrace
- Victorian conversion
- Exciting opportunity to decorate this blank canvas
- Sought-after residential street
- Central Brixton and Brockwell Park both a five-minute walk
- Herne Hill a ten-minute stroll
- Victoria Line, Overground and Thameslink trains
- Chain free
- Share of freehold will be granted

Rattray Road, SW2
2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: **464 SQ FT / 43 SQ M**

RECEPTION/KITCHEN
16'0 x 12'4
4.88m x 3.76m

←IN

BEDROOM 2
11'3 x 7'3
3.43m x 2.21m

BEDROOM 1
9'8 x 9'5
2.95m x 2.87m

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ROOF TERRACE
15'0 x 10'9
4.57m x 3.28m

FIRST FLOOR