



## Brixton Hill, Brixton, SW2

1 bedroom flat - purpose built for sale

**£325,000**

Leasehold

### Property Details

This charming and beautifully presented one bedroom flat resides on the first floor of a well-maintained, popular art deco building with an attractive exterior and residents' garden. The flat benefits from a prime location, moments from the heart of Brixton, the Victoria line and the amenities of Brixton Hill. The heart of the home is a bright and airy reception room, with large windows and wooden flooring. Adjacent sits a tastefully decorated kitchen, equipped with integrated appliances, including dishwasher. The bedroom is well-proportioned double, peacefully positioned away from the main road and has ample space for storage within the modern fitted wardrobes. A contemporary bathroom leads off the bedroom. The internal space has been considerably utilised and is configured with minimal hallways, as a result every room feels airy, bright and comfortable. The flat further benefits from a pretty communal garden, lifts and a friendly vibe with WhatsApp group should you wish to join. Subject to availability, there are storage units available for rent within the building.

Council tax band B

EPC rating C (76)

### Features

- One double bedroom
- Art deco style building
- Charmingly presented
- Bright and airy ambience
- Residents' garden, lift access and friendly community spirit
- Ideal location moments from central Brixton
- Victoria line a short stroll away
- Well-serviced bus routes
- Brockwell Park nearby
- Chain-free

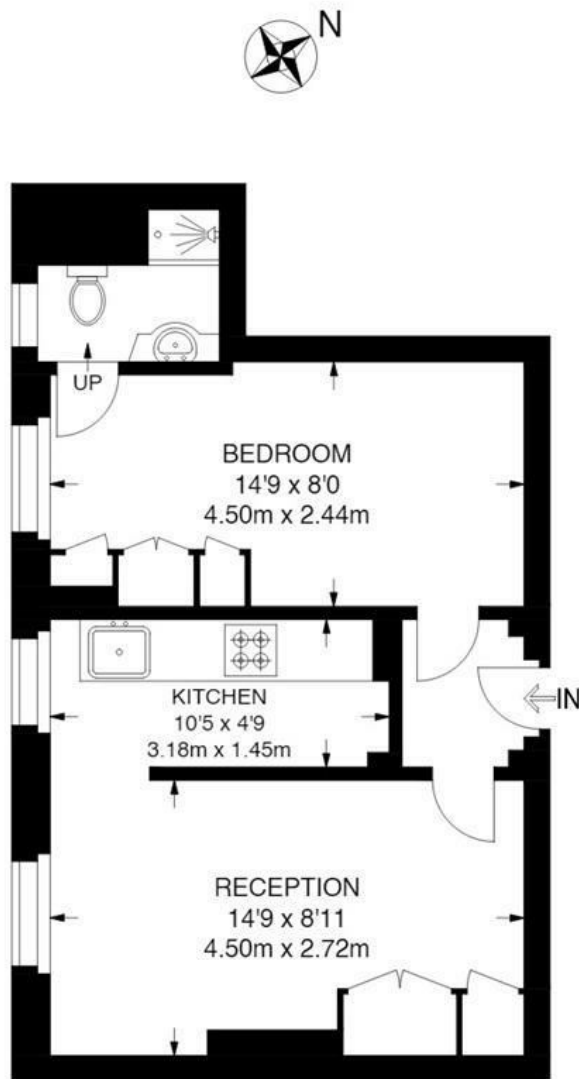


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### 1 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: **366 SQ FT / 34 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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