

**Lambert Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£515,000**

Leasehold

## Property Details

An elegant two double bedroom flat on the top floor of an impressive double-fronted, detached Victorian property, offering over 700 square feet of bright, private accommodation. The elevated position enhances the natural light throughout. The reception room sits to the front and is a welcoming space, featuring high, corniced ceilings, a large sash window with charming church views, and engineered wooden flooring, with ample room to lounge and dine. Adjacent is a separate kitchen with neutral high-gloss cabinetry arranged to maximise storage and worktop space, also enjoying the church outlook. The layout offers potential to create a vast open-plan living area, subject to permissions. Both double bedrooms are neutrally presented with cosy carpeting and good wardrobe space, well separated for privacy. The principal bedroom is positioned to the rear with leafy views. A spacious bathroom completes the interior, finished with marbled tiles, fitted storage and a shower over the bath. Bike storage is available in a secure side passage. This is the final apartment within the conversion to be sold, with a share of the freehold to be offered on completion.

## Features

- Two double bedrooms
- Detached Victorian conversion
- Over 700 square feet
- Bright and private ambience
- Bike storage
- Sought-after road equidistant to central Brixton and Clapham
- Local amenities and eateries on the doorstep
- Victoria and Northern Lines
- Chain-free
- Share of freehold will be offered

Council tax band D    EPC rating D (64)

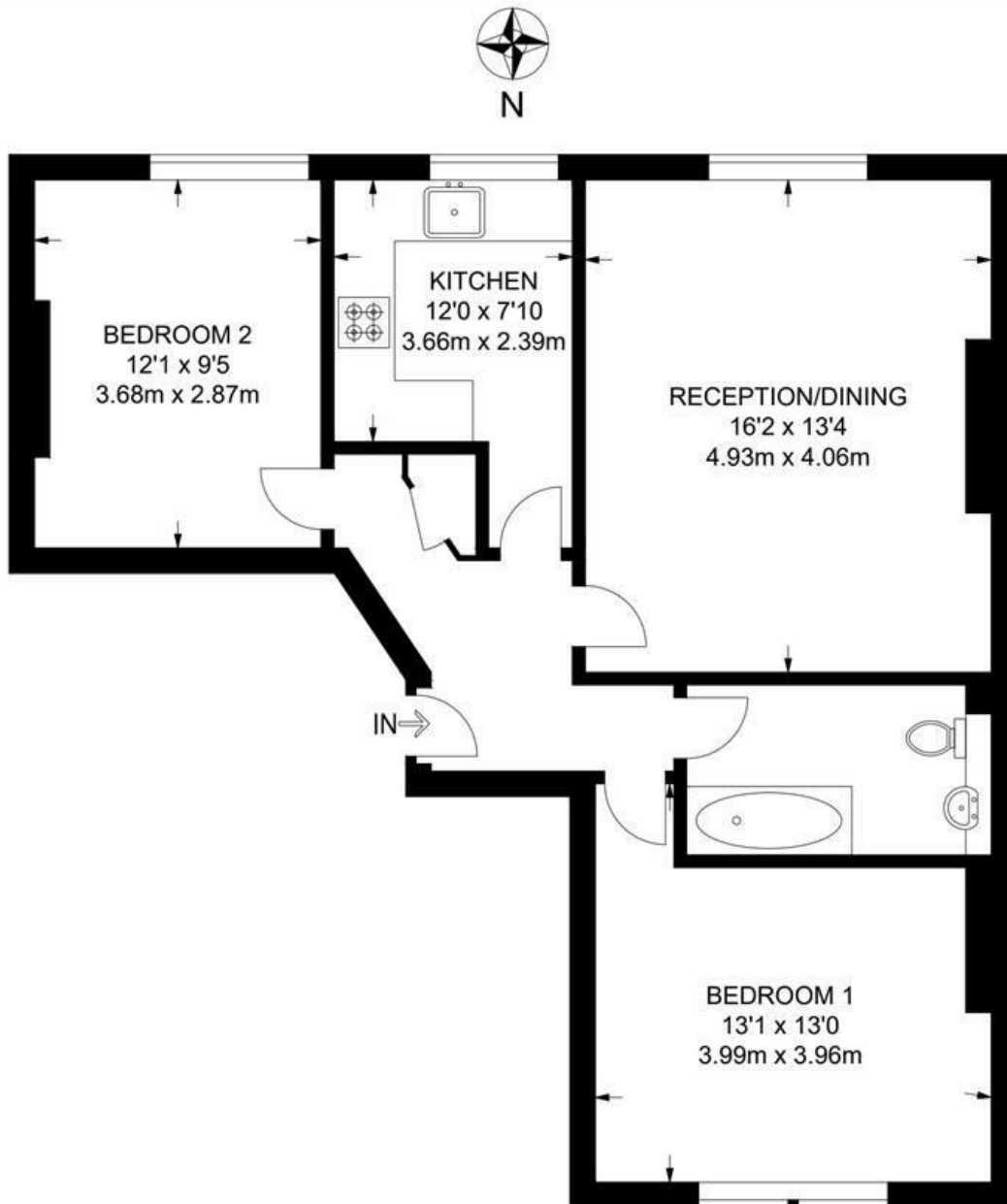




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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 706 SQ FT / 65.6 SQ M



**SECOND 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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