

**Brixton Hill, Brixton, SW2**

2 bedroom flat - purpose built for sale

**£600,000**

Leasehold

## Property Details

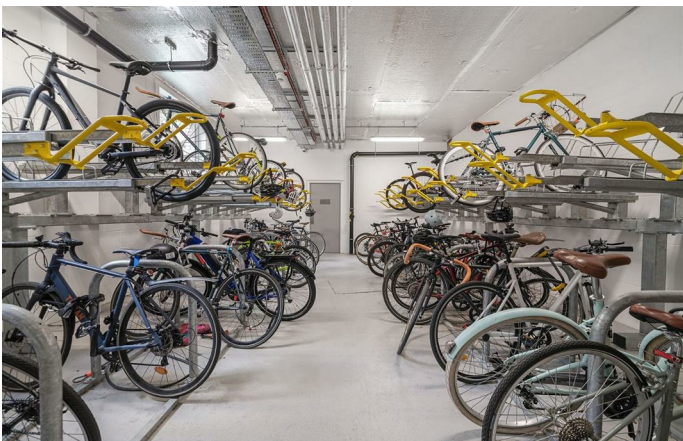
A fantastic two bedroom, two bathroom apartment with a private terrace overlooking Rush Common, set within a sought-after contemporary building. This secure home is ideal for those wanting everything on their doorstep. Natural light fills the apartment through floor-to-ceiling, energy-efficient glazing. The reception room forms the heart of the home, offering excellent proportions and open-plan living with space to relax, cook, dine and entertain. The lounge area is perfect for unwinding, while the fully integrated kitchen is neatly arranged within sleek cabinetry alongside a generous dining space. Sliding doors open to a private terrace, creating a seamless indoor-outdoor flow, ideal for al-fresco dining or relaxing. Both bedrooms are spacious doubles with full-height windows. The principal bedroom features fitted wardrobes and an en-suite, while the second sits beside a modern family bathroom with bath and shower. Further benefits include hallway storage, lift access, residents' gardens, roof terrace, cycle storage and building warranty, plus parcel lockers and a communal play area.

Council tax band D    EPC rating B (86)

## Features

- Two double bedrooms
- Two bathrooms
- Private balcony with views over Rush Common
- Over 800 square feet
- Secure, contemporary building with lifts and bike storage
- Additional residents' terrace and garden with play area
- Central Brixton, moments from the Tube Station and Brixton Village
- Short stroll to Brockwell Park
- Chain-free

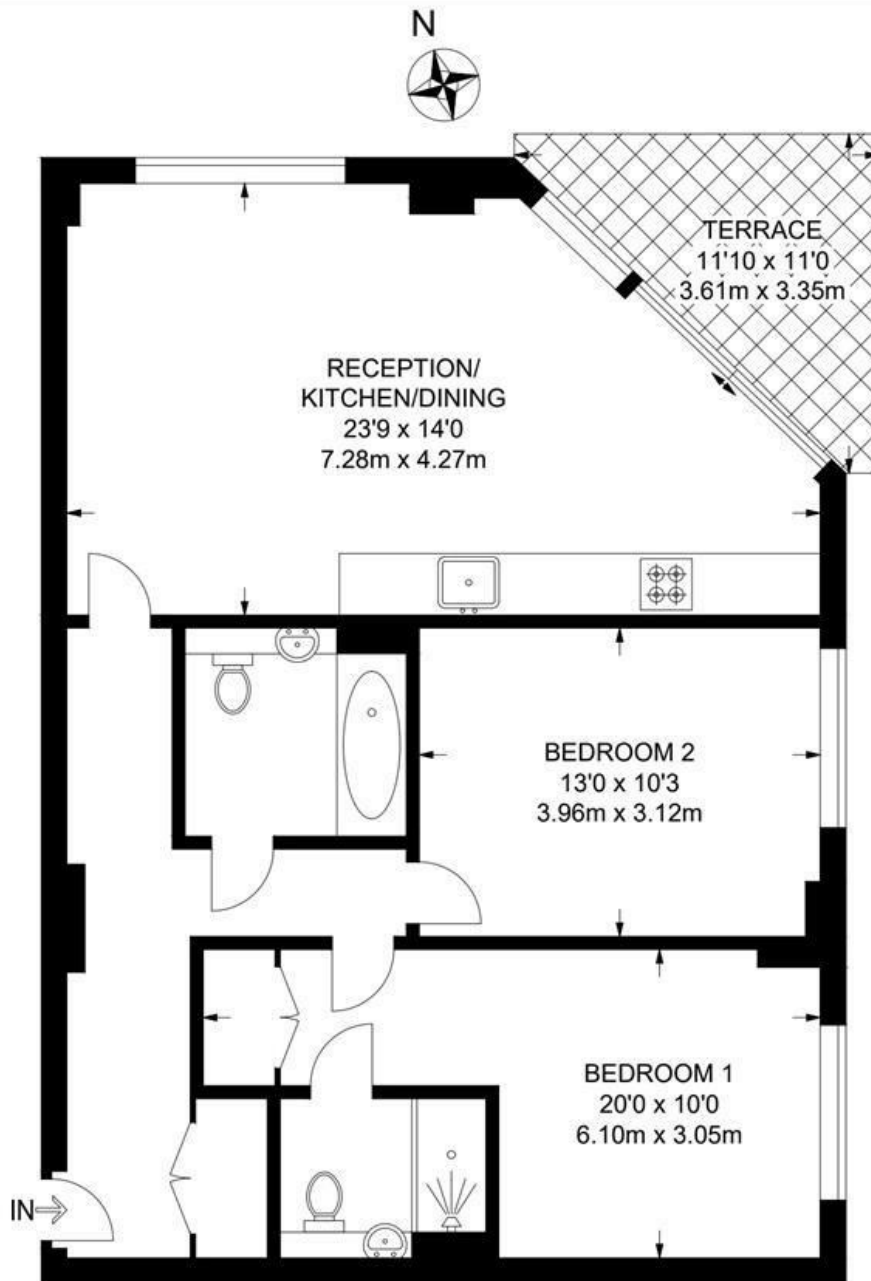




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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **801 SQ FT / 74.4 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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