



## Coldharbour Lane, Brixton, SW9

2 bedroom flat - purpose built for sale

£450,000

Leasehold

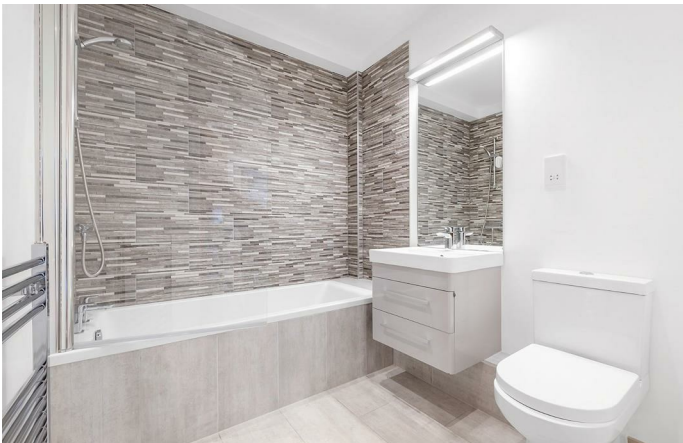
### Property Details

A spacious two double bedroom, two bathroom modern apartment, set within a secure gated development on sought-after Coldharbour Lane in the heart of Brixton. Offering over 850 square feet of bright, well-balanced living space, the property also benefits from a welcoming community atmosphere and a bicycle shed. At the heart of the home is an impressive L-shaped open-plan reception room measuring over seven metres, flooded with natural light from dual-aspect windows. Warm engineered wooden flooring runs throughout, while the sleek integrated kitchen is cleverly tucked around the corner with gloss cabinetry and wooden worktops. The bedrooms are positioned on opposite sides of the apartment for added privacy, both generous doubles with neutral décor and cosy carpeting. The principal bedroom benefits from an en-suite shower room, while the main bathroom features a bathtub with overhead shower. Further benefits include hallway storage and an energy-efficient B rating, helping to reduce running costs.

### Features

- Two double bedrooms
- Two bathrooms
- Secure modern apartment
- Bright and expansive living area
- Over 850 square feet
- Excellent transport links with Thameslink trains a one-minute walk away
- Victoria line in easy reach
- Central Brixton a ten-minute stroll
- Ruskin Park a seven-minute walk
- Chain-free

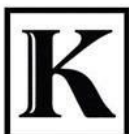
Council tax band D    EPC rating B (84)



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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **860 SQ FT / 79.8 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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