

**Solon Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£625,000**

Leasehold

## Property Details

An attractive two bedroom garden flat occupying the ground floor of a handsome Victorian house, complete with a private garden. At the heart of the home is a spacious open-plan reception room with a shaker-style kitchen running along one side. Flooded with natural light from overhead skylights, this inviting space is perfect for relaxing, dining, and entertaining. Bi-fold doors open directly onto the garden, creating a seamless connection between indoors and out. The thoughtfully designed, low-maintenance garden features a paved patio, raised planted beds, and a useful storage shed—ideal for summer gatherings or quiet afternoons outdoors. Unusually for a period conversion, both bedrooms are similarly sized doubles, complete with high ceilings. The principal bedroom benefits from fitted wardrobes, while the second bedroom, with its bay window and plantation shutters, offers excellent flexibility as a guest room, home office, nursery, or additional living space. A contemporary bathroom, positioned between the bedrooms, and a useful cellar complete this charming home.

Council tax band C      EPC rating C (72)

## Features

- Two double bedrooms
- Lovely private garden
- Victorian conversion
- Over 600 square feet
- Bright and characterful
- Local amenities of Acre Lane
- Clapham High street an eight-minute stroll
- Brixton centre a ten-minute walk
- Victoria line, Northern line and London overground

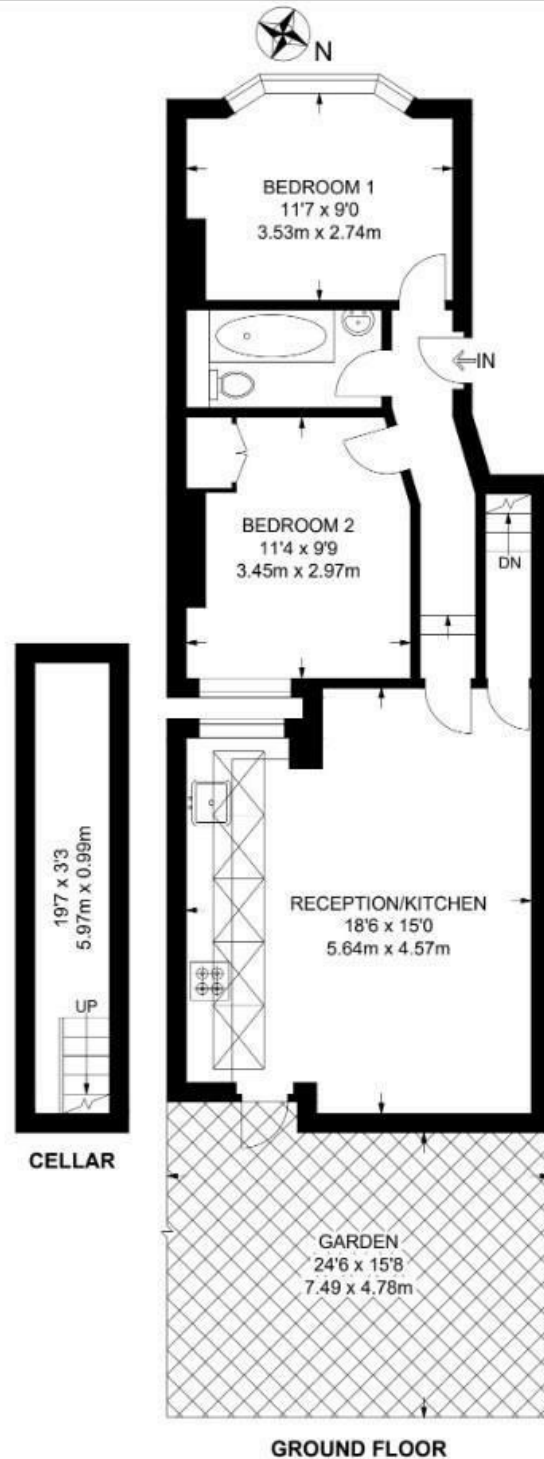


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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **643 SQ FT / 59.7 SQ M**

APPROXIMATE GROSS INTERNAL AREA WITHOUT: **579 SQ FT / 53.8 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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