



## Leander Road, Brixton, SW2

2 bedroom flat - conversion for sale

**£575,000**

Leasehold

### Property Details

A beautifully arranged two double bedroom, two bathroom split-level garden flat, set within an attractive double-fronted Victorian property. Arranged over two floors, the home offers a well-considered layout with a clear separation between living and sleeping spaces. The bright open-plan reception and kitchen is ideal for both relaxing and entertaining, featuring sleek white wrap-around cabinetry, integrated appliances and generous glass worktops. A dining area subtly defines the space, while French doors open onto the private garden, creating a seamless extension of the living area. South-East facing, the garden is low-maintenance with a paved patio and raised tier, perfect for al fresco dining. The bedrooms are positioned on separate floors for privacy. The principal suite upstairs benefits from built-in storage and the luxury of both access to a flat roof and an en-suite shower room, while the second double bedroom sits behind a bay window, served by a stylish bathroom with bathtub and overhead shower.

### Features

- Two double bedrooms
- Two bathrooms
- South-East facing garden and decked flat roof
- Double fronted Victorian conversion
- Sought-after, neighbourly road with annual street party
- Large supermarket in five minutes
- Brockwell Park a five-minute walk
- Herne Hill a ten-minute stroll through the park
- Brixton a fourteen-minute walk
- Chain-free

Council tax band C

EPC rating D (66)





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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 732 SQ FT / 68 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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