



**Leander Road, Brixton, SW2**

**£475,000**

1 bedroom flat - conversion for sale

## Property Details

A handsome one bedroom garden flat located on a popular residential street, in the heart of the Josephine Avenue conservation area. The property is accessed on the ground floor of a striking Victorian house. This beautiful flat has countless selling points and comprises a spacious reception room with an abundance of features, a modern eat-in kitchen diner with a bay window a contemporary bathroom, a handy cellar and a private rear garden. The property is a short stroll to the centre of Brixton, and first stop on the Victoria Line at the tube station. Brixton Hill is a stone's throw, with its brilliant array of cafes, pubs and restaurants, such as F Mondays, Pizza Brixton, and the White Horse pub, to name a few. Purchasers will benefit from all that Brixton offers, from the celebrated cuisine in Brixton Village to the music venues and nightlife the area is famous for and first stop on the Victoria Line at Brixton tube station, a ten to twelve minute walk away, whilst the green, open spaces of leafy Brockwell Park are a five to ten minute walk.

## Features

- One double bedroom
- Victorian conversion
- Packed full of characterful features
- Over 700 square feet of internal living space
- Cellar
- Development potential
- Sought-after location
- A short stroll from Brockwell Park

Council tax band

EPC rating (null)









# K

1 Bed flat

Approx internal area:

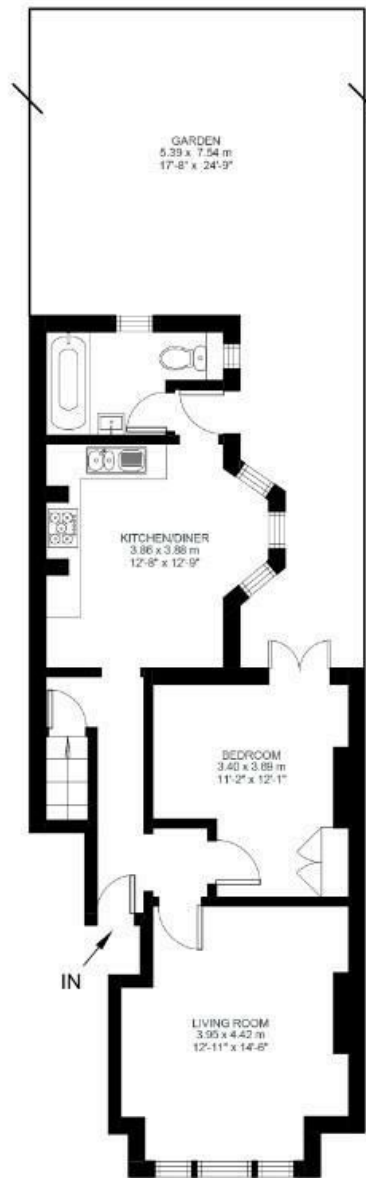
**707 sqft 66 sqm**

While we do 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

## Leander Road



Basement



Ground Floor





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