

Leander Road, Brixton, SW2

1 bedroom flat - conversion for sale

£475,000

Share of Freehold

Property Details

A characterful one bedroom garden flat located on a popular residential street, in the heart of the Josephine Avenue conservation area a short walk from Brockwell Park and a ten-minute walk from Brixton tube station. With nearly 700 square feet of internal living space and the potential to extend (STPP), this wonderful period conversion will appeal to a wide range of potential purchasers. The property is accessed on the ground floor of an attractive end of terrace Victorian house. This charming flat is packed full of original features which include high ceilings, wooden floor boards, period coving and bay windows. A spacious separate reception room is nestled at the front of the building, flooded with natural light through the bay and sitting adjacent is a comfortable double bedroom with views out through the un-extended side return and into the private garden at the rear. Down the hallway, a tastefully decorated bathroom is well-finished with striking tiling and a handy cellar provides space for all of the clutter purchasers will accumulate over time. Tucked away at the back of the building is a spacious eat-in kitchen diner which has everything any keen cooks may require in terms of mod cons and storage. A pretty bay window provides the perfect space for a large dining table, a fantastic opportunity for those who enjoy entertaining dinner guests. A conservatory with additional storage feeds directly onto a secluded private garden which feels incredibly peaceful: it is easy to forget you are indeed just a couple of minutes' stroll from vibrant and buzzing Brixton Hill. This leafy and sunny space has convenient side access and is the perfect spot in which to host garden parties, or just relax with some alfresco dining.

Features

- One double bedroom
- Victorian conversion
- Characterful features
- Nearly 700 square feet of internal living space
- Separate reception and spacious eat-in kitchen
- Private garden with side access
- Potential to extend (STPP)
- Popular residential street, close to Brockwell Park
- Share of freehold

Council tax band C EPC rating D (68)



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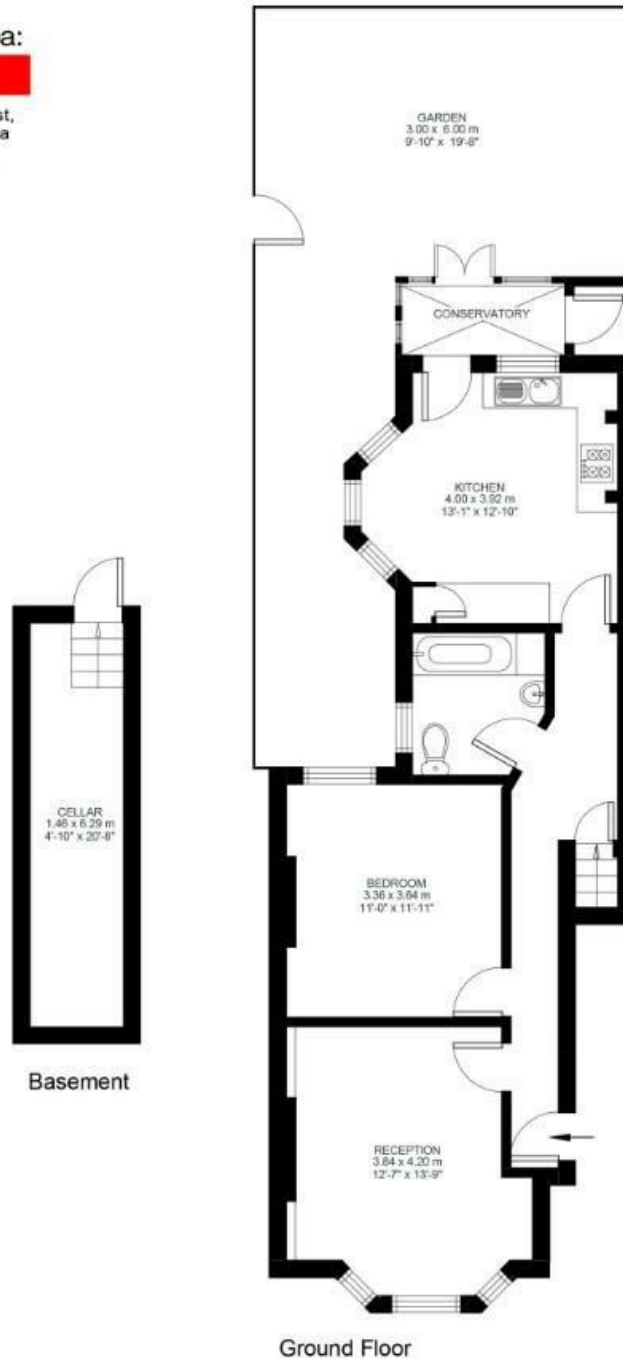
Leander Road

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Approx internal area:

698 sqft 65 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



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