



**Sudbourne Road, Brixton, SW2**

**£435,000**

1 bedroom flat - conversion for sale

Share of Freehold

## Property Details

A well-presented, raised ground floor one-bedroom flat, with a private garden on Sudbourne Road, an extremely sought-after location, tucked away off Brixton Hill between Brixton and Clapham. Situated close to the heart of Brixton, a seven-minute stroll from The Ritzy, Windrush Square, Brixton Village and POP Brixton, this property is perfect for anyone who wants to be close to the action but would prefer to retain a sense of calm. This flat is lovely – upon entering you are greeted by a homely separate reception room with original features that include a charming fireplace, high ceilings and a large sash window with lovely views over the neighbouring gardens at the rear. A modern kitchen is neatly tucked away at the rear of the house with plenty of worktop and storage space. The bedroom is a comfortable double with two large sash windows that create a light and airy atmosphere in the room and the fireplace plus coving add character. Last but not least the bathroom is a recent addition and has been finished to a high standard throughout. A huge draw to this property is the secluded private garden, which sees sun all day, a mixture of paving and a raised turfed area with railway sleepers.

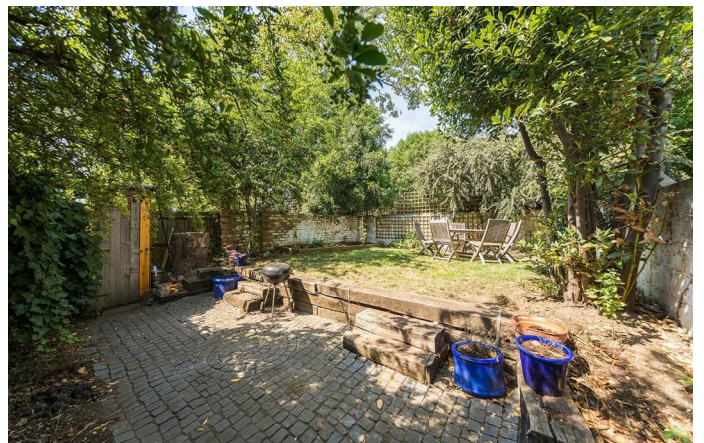
## Features

- One double bedroom
- Victorian converted house
- Characterful features
- Large private garden
- Sought-after quiet residential street
- Short walk to Brixton tube station, with Clapham Hish Street also within a fifteen minute stroll
- Access to the Northern and Victoria tube lines
- Share of freehold

Council tax band

EPC rating (null)





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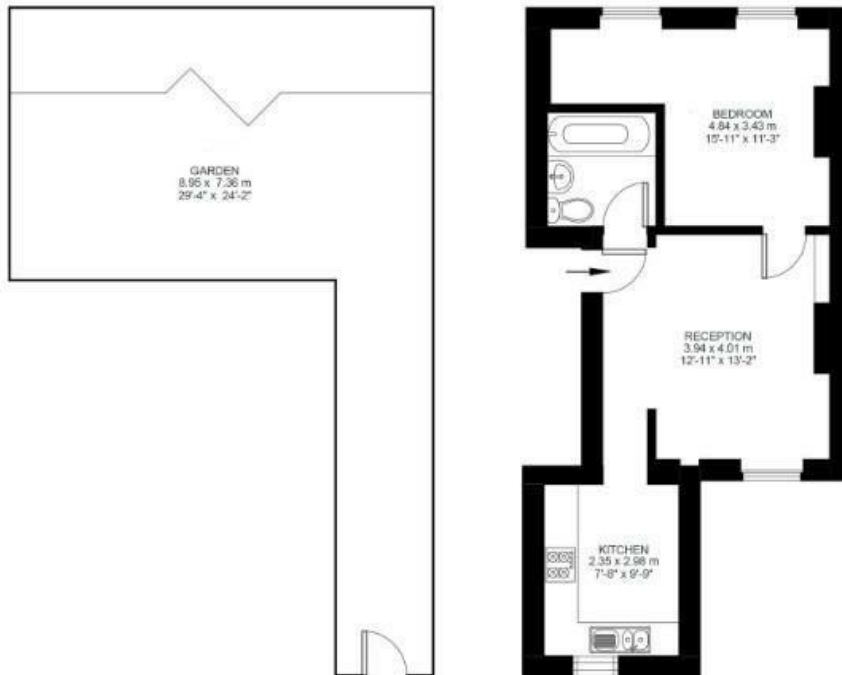
## 1 Bed Flat

Approx internal area:

**440 sqft 41 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

## Sudbourne Road



Raised Ground Floor





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