



**Upper Tulse Hill, Brixton, SW2**

**£585,000**

2 bedroom flat - conversion for sale

## Property Details

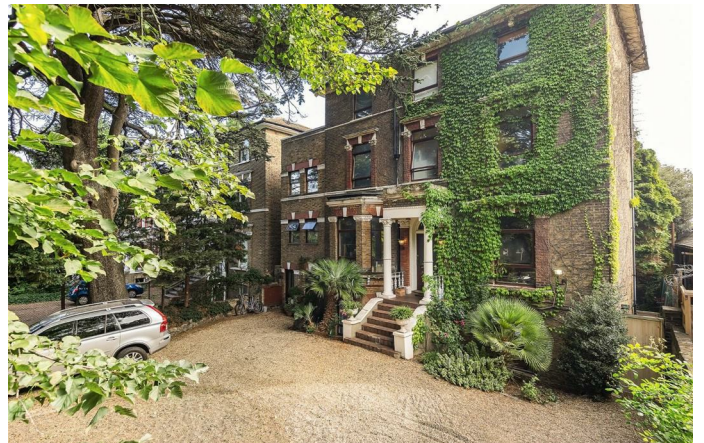
This beautiful two bedroom garden flat, with over nearly 900 square feet of internal living space, is nestled within one of the grand, detached houses on Upper Tulse Hill, accessed via its own entrance. The property is ideally located within close proximity to the vast greenery of Brockwell Park, and all that central Brixton has to offer, whilst the transport links and amenities of Tulse Hill and Herne Hill are also within easy reach. The property comprises two double bedrooms, a spacious bathroom which is contemporary and tiled throughout, a large utility room, a separate kitchen which is a stylish mix of wooden worktops, white gloss units and tiled floors, and an exquisite reception room. The living room is a truly beautiful entertaining space, packed full of character and with plenty of room in which to relax and dine. The elegant parquet flooring, charming feature fireplace and high ceilings come together to give the room a wonderfully inviting atmosphere. The wide bay window, with original shutters, allows sunlight to flood the room and French doors provide access out onto the private patio. This low-maintenance, peaceful patio is a real suntrap and feels worlds away from the hustle and bustle.

## Features

- Two double bedrooms
- Detached Victorian conversion
- Characterful features
- Nearly 900 square feet of internal living space
- Utility room
- Private garden
- Short walk to Brockwell Park
- Fifteen-seventeen minute walk to Brixton tube station

Council tax band

EPC rating E (45)





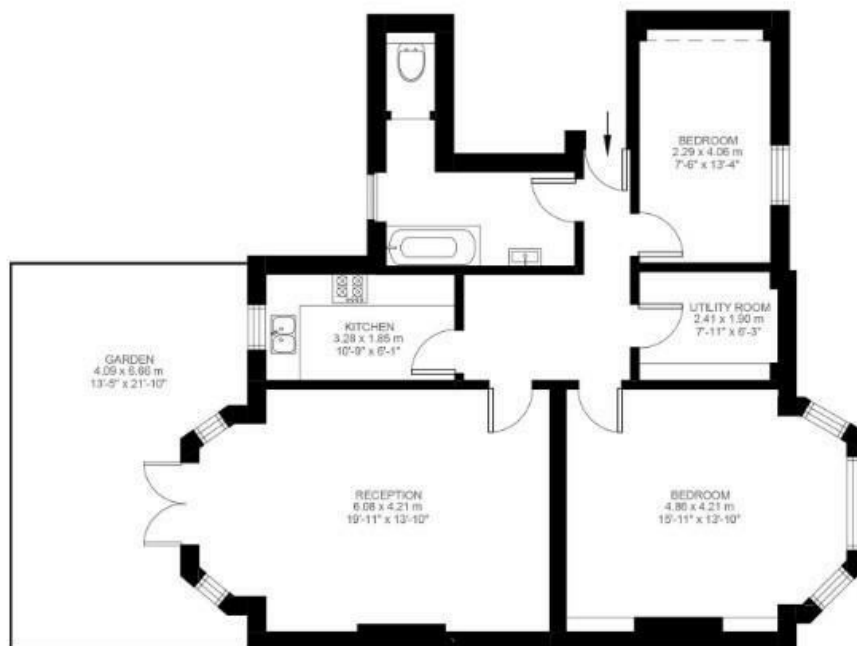
## Upper Tulse Hill

### 2 Bedroom Flat

Approx internal area:

**887 sqft 82 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



Lower Ground Floor



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