



**Leander Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£600,000**

Share of Freehold

## Property Details

This elegant two double bedroom split-level occupies the upper floors of one of the handsome Victorian terraces on Leander Road, a popular residential street, perfectly located for the amenities and transport links in central Brixton, yet far enough away to retain a sense of calm. This beautifully airy apartment is well-presented and feels like a home as soon as you walk through the door.

To the front of the flat is a smart reception room, tastefully finished and packed full of character, including a charming bay window, a feature fireplace and high ceilings. Adjacent is one of the two spacious double bedrooms. The second bedroom is equally spacious, overlooking the peaceful gardens to the rear. A conveniently located WC also resides on this floor and creates a desirable level of privacy between the two bedrooms. On the upper floor, a spacious eat-in kitchen and a contemporary bathroom complete the property. The kitchen provides everything required in terms of generous storage space, mod-cons and surface area, as well as enough room for a dining table. On this floor you will also find a generous loft space, in which there is the potential to extend the overall footage and value of the flat.

## Features

- Two double bedrooms
- Split-level
- Over 800 square feet of internal space
- Development potential
- Popular residential street
- Local amenities in moments
- Desirable transport links in easy reach
- Share of freehold
- Chain-free

Council tax band D    EPC rating D (58)





## Leander Road

### 2 Bedroom Flat

Approx internal area:

**826 sqft 77 sqm**

(EXCLUDING LOFT)  
EAVES 31.29 SQ.M / 337 SQ.FT  
INCLUSIVE TOTAL AREA 108.29 SQ.M / 1166 SQ.FT

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