



## Appach Road, Brixton, SW2

2 bedroom flat - conversion for sale

**£499,950**

Share of Freehold

### Property Details

With over 620 square feet of well distributed living space, the property offers decent proportions throughout without wasting square footage on unnecessary hallway space. The flat has the potential to feel even more spacious by creating an open-plan living space through combining the reception and kitchen, subject to the necessary planning permissions. As the flat currently stands, there is a bright and airy reception room at the front of the building, overlooking the handsome Victorian terraced street, with plenty of room to relax and unwind or entertain guests. A well-appointed kitchen occupies the room adjacent, overlooking the rear gardens and with enough space to dine. Integrated appliances and plenty of storage options make the most of the space on offer. Two genuine double bedrooms occupy the other side of the flat, the first mirroring the size of the reception and the second peacefully residing at the back of the property. The flat is completed by a three-piece contemporary bathroom.

Council tax band D    EPC rating D (64)

### Features

- Two double bedrooms
- Victorian conversion
- Bright and airy throughout
- Neutral blank canvas
- Over 620 square feet of well-distributed space
- Close to Brockwell Park
- Share of freehold
- Chain-free





## Appach Road

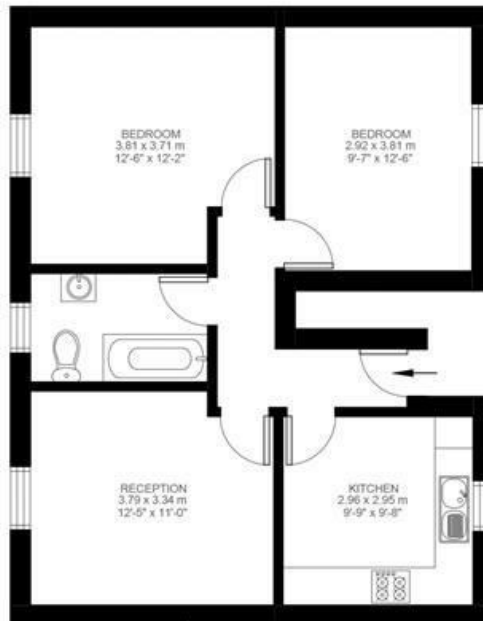


### 2 Bedroom Flat

Approx internal area:

**623 sqft 58 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



First Floor





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