

**Ratray Road, Brixton, SW2****£699,950**

2 bedroom flat - conversion for sale

## Property Details

The property comprises two large double bedrooms with wonderful high ceilings, both benefitting from fitted storage. The master bedroom is a spacious double room situated at the front of the building with a bright bay window. The second bedroom, unusually, is similar in size and has French doors onto the side patio. The bedrooms share a modern bathroom, stylishly tiled and finished to a high spec. The icing on the cake is the open-plan kitchen and living room. This room boasts a real wow-factor as the main room wraps itself around a private patio encased in floor to ceiling glass. A fantastic entertaining area, with ample room to relax and dine. The kitchen is contemporary with plenty of storage and worktop space. The living area is flooded with light thanks to multiple skylights and glass bi-folding doors. These allow a seamless transition into the south west-facing private garden, a peaceful suntrap that feels worlds away from the hustle and bustle of city life. With over 800 square feet of internal living space, this is a beautiful home with an ideal layout for modern tastes.

Council tax band C    EPC rating D (67)

## Features

- Two double bedrooms
- Victorian conversion
- Private garden and separate patio
- Over 800 square feet of internal living space
- Cellar
- Highly popular location in the heart of Brixton
- Local amenities in minutes
- Brockwell Park within easy reach





# Ratray Road

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## 2 Bedroom Flat

Approx internal area:

**807 sqft 75 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



Ground Floor



Lower Ground Floor





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