



**Hargwyne Street, Brixton, SW9**

2 bedroom flat - conversion for sale

**£699,950**

Share of Freehold

## Property Details

A split level, two double bedroom garden flat nestled on an extremely popular road in central Brixton. The apartment is nestled within a ten-minute walk to Brixton, Clapham and Stockwell High Streets, appealing to purchasers looking to move to all three of these in-demand areas. The property is split over two floors and instantly feels like a home, as soon as you enter. The handsome reception room boasts an abundance of natural light, characterful wooden floor boards, bespoke shelving and double glazed sash windows. The stylish kitchen has plenty of storage and worktop space, ideal for those who enjoy cooking and hosting regularly with enough room to dine comfortably. Adjacent is the first of the two bedrooms – a generous double room and a well sized family bathroom. On the upper floor of the property, a substantial double room with ample built in storage, served by a sleek, contemporary en-suite bathroom. The private garden is lovely – a low-maintenance sun trap with pretty flower beds that feels worlds away from the hustle and bustle, ideal for relaxing in the sun during the warmer months.

## Features

- Two double bedrooms
- Two bathrooms
- Victorian conversion
- Characterful features
- Over 800 square feet of internal living space
- Split over two floors
- West-facing private garden
- Share of freehold

Council tax band C    EPC rating C (71)









# Hargwyne Street

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## 2 Bedroom Flat

Approx internal area:

**808 sqft 75 sqm**

(EXCLUDING EAVES STORAGE)  
EAVES STORAGE 5.29 SQ.M / 57 SQ.FT  
INCLUSIVE TOTAL AREA 80.29 SQ.M / 864 SQ.FT

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





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