



**Gresham Road, Brixton, SW9**

**£575,000**

2 bedroom flat - conversion for sale

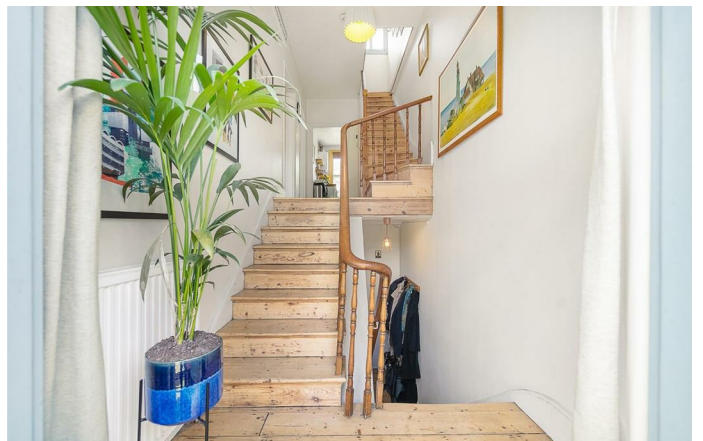
## Property Details

The first floor of the flat comprises a large reception that could easily double up for dining purposes whilst still providing a decent living space to relax and unwind, complete with a working fireplace. A second room that is currently occupied as a dining room, however this space could become anything that the purchaser requires, it is appropriately sized as one of the two double bedrooms. There is a contemporary galley kitchen, providing all you need in terms of storage space and surface options, plus a fully equipped family size bathroom. The entire initial floor of the property is sound proofed. The principal bedroom resides on the floor above, peacefully isolated from the rest of the property and displaying views over the surrounding area. The room is considerably spacious, providing the ideal spot to enjoy the tranquillity of seclusion. The property is in good condition throughout and has the charming addition of a pretty balcony accessed off the initial hallway. A very endearing property with a lot of space and character, in an unrivalled location.

## Features

- Two double bedrooms
- Split-level
- Victorian conversion
- Over 860 square feet of internal space
- Private balcony
- Five minute walk from Brixton tube station
- Local amenities of Brixton village & Coldharbour Lane
- Brockwell Park

Council tax band D    EPC rating E (51)





# Gresham Road

## 2 Bedroom Flat

Approx internal area:

**864 sqft 80 sqm**

(EXCLUDING EAVES STORAGE)  
EAVES STORAGE 14.93 SQ.M / 161 SQ.FT  
INCLUSIVE TOTAL AREA 94.93 SQ.M / 1022 SQ.FT

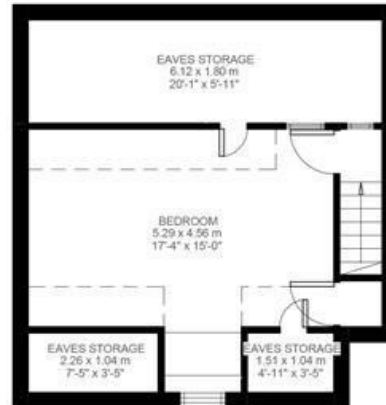
While we do try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented



Ground Floor



First Floor



Second Floor



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