



**Arlingford Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£695,000**

Share of Freehold

## Property Details

The heart of the home is the stunning open-plan, dual-aspect room at the rear of the property. High ceilings, skylights and glass bi-folding doors create a beautifully airy and bright atmosphere within this entertaining space. A cosy and comfortable lounge occupies one half of the room, followed by a decadent, tastefully finished kitchen, complete with shaker-style cupboards, a range cooker and stylish tiling. There is an abundance of storage options, plenty of space for a large dining table and the room opens straight out onto an appealing, South-West facing, private garden. The low-maintenance outside space is considerably spacious, reaching over 38 feet in length making this flat ideal for BBQs and garden parties in the warmer months. Both bedrooms are well-appointed doubles, the principal bedroom benefits from a large bay window and ceiling coricing as well as a feature fireplace, adding endearing character. There is significant storage built-in and plenty of space for any additional storage if required. The second bedroom, still a comfortable double and peacefully positioned overlooking the garden, could easily be repurposed as demonstrated by the current owners. A sleek modern bathroom completes this property which also comes with access to a cellar, ideal for storing away those items not used on a regular basis.

## Features

- Two double bedrooms
- Over 800 square feet of internal space
- Victorian conversion
- Large private garden
- Characterful features
- Beautifully renovated
- Share of freehold
- Sought-after road running parallel to Brockwell Park
- Walking distance to Brixton and Herne Hill town centres

Council tax band C    EPC rating C (71)



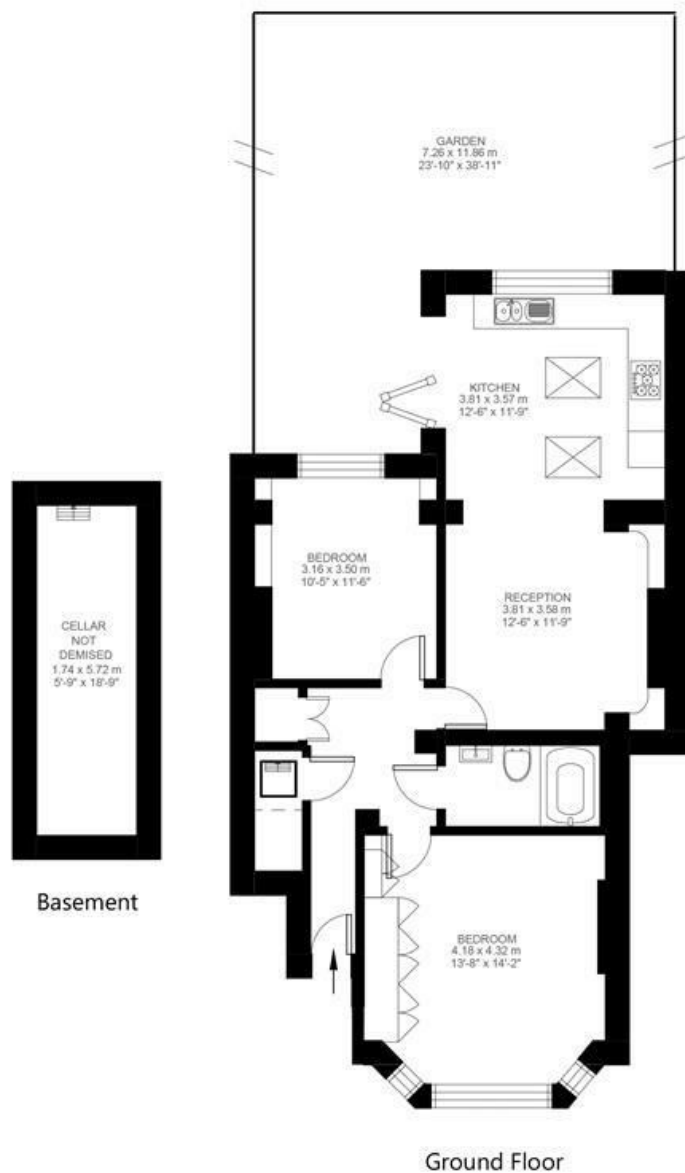


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Bedroom Flat

Approximate internal area excluding Cellar: **808 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

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