

**Arlingford Road, Brixton, SW2****£400,000**

1 bedroom flat - conversion for sale

Property Details

The flat comprises a bright and characterful open-plan room at the front, benefitting from the large bay window, high ceilings and wooden floorboards. The kitchen opens out onto the space and subject to the necessary permissions, could be fully opened up to maximise on the generous square footage on offer. Many of these first floor conversion flats are indeed two bedrooms, and there is the possibility of re-arranging the floorplan to accommodate a small second room or home-office within the flat (STPP). A large storage cupboard follows on, adjacent is a family-sized bathroom and the flat is completed by a comfortable double bedroom at the rear, peacefully positioned overlooking the neighbouring gardens.

Council tax band B **EPC rating D (68)**

Features

- One bedroom
- 525 square feet of internal space
- Victorian conversion
- Bright and airy
- Ideal residential location
- Central Brixton in 10 minutes
- Victoria line
- Brockwell Park at the end of the road
- Chain-free

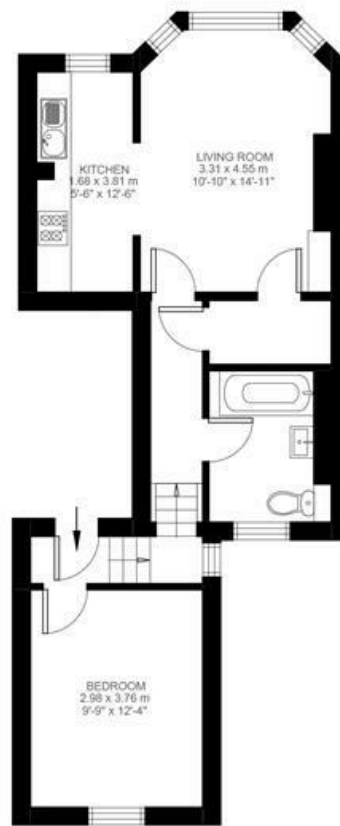


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1 Bedroom Flat

Approximate internal area: **525 sqft 49 sqm**



First Floor



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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