

## Leander Road, Brixton, SW2

3 bedroom flat - conversion for sale

£800,000

Share of Freehold

### Property Details

Occupying the front of the first floor and spanning the width of the building with pretty blossom-filled views of the Victorian terraces below, an impressive reception room. More than enough space to relax and unwind, perfect for parties or family gatherings and large but with a cosy feel. The room is bright and airy thanks to high ceilings and multiple windows. One of the three comfortable double bedrooms sits adjacent, and the smart, modern kitchen resides at the rear. The kitchen with glass french doors that gives access to the garden is complete with a high-end range cooker, abundant storage, ample dimensions for a dining table and an appealing breakfast bar for a more casual dining option. Arranged over the second floor of the home, two double bedrooms, both with en-suite bathrooms and a further family sized bathroom. The principal bedroom is particularly appealing, with multiple Velux windows and serenely neutral décor that makes it feel worlds away from the buzz of Brixton, making it the perfect spot in which to reside after a busy day. The home office area with trendy LED lighting is an appealing addition, and would also be the perfect place to put a dressing table as it is flooded with natural light. The room benefits from significant bespoke storage and further storage in the eaves, perfect for hiding away clutter. The third and final bedroom is peacefully tucked away overlooking the rear gardens and is just as comfortable as the other two. All three bathrooms are delightfully modern and fresh, perfectly in keeping with the rest of this truly impressive home.

Council tax band D

EPC rating (null)

### Features

- Three double bedrooms
- Three bathrooms
- Split-level Victorian conversion
- Almost 1,300 square feet of internal space
- Private garden
- Popular residential road in the heart of the Josephine conservation area
- A short walk to Brockwell Park
- Brixton and Herne Hill town centres within a fifteen minute walk
- Share of freehold
- Chain-free



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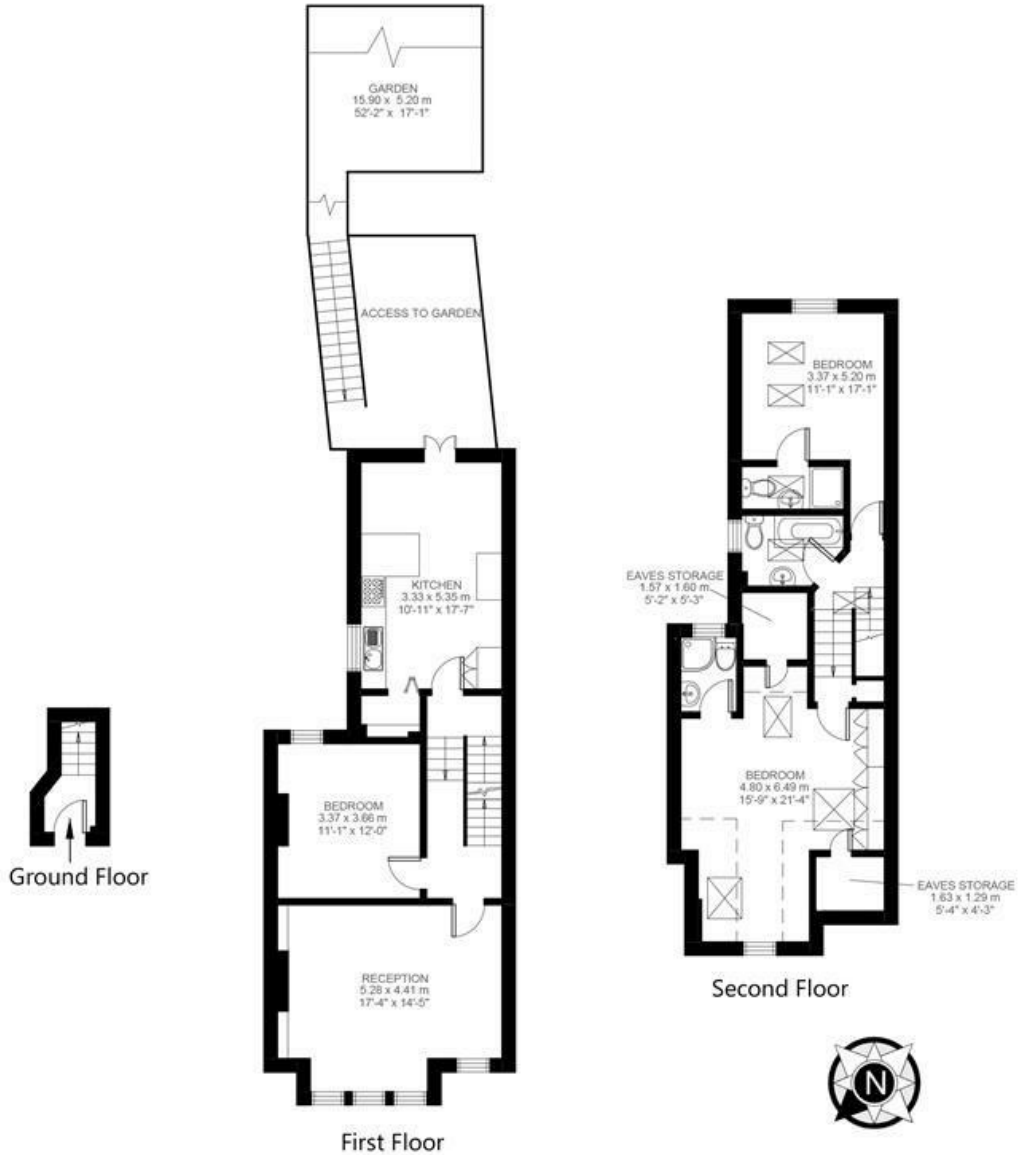
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3 Bedroom Flat

Approximate internal area: **1286 sqft 119 sqm**

Approximate eaves storage: **50 sqft 5 sqm**

Approximate total internal area: **124 sqm 1331 sqft**



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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