



**Burnley Road, Brixton, SW9**

**£765,000**

2 bedroom flat - purpose built for sale

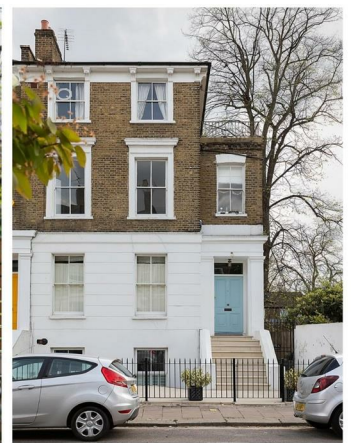
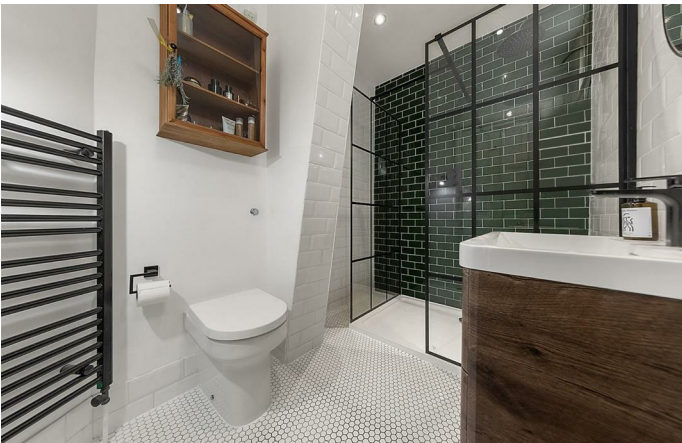
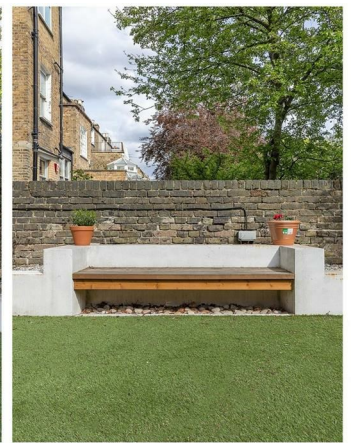
## Property Details

A bright and airy feel floods every room and the property boasts a meticulous balance between stylish modern design and tasteful period features. The shaker-style kitchen is neatly integrated, boasting high-end appliances including a wine fridge, maximised availability of storage and appealing gold fixtures. A cosy reception sits adjacent, with glass French doors allowing access onto the large private garden at the rear of the home. This low-maintenance sun-trap is an impressive space, spanning 51 feet in length with a lovely patio area and rear decking – providing abundant space for dining al fresco, hosting parties or enjoying the outdoors within the privacy of your own home. One of the two spacious bedrooms is also located on this floor, currently occupied as a formal dining room. The space is hugely bright with bespoke storage and whilst it would make a stunning double bedroom, can easily be repurposed to suit the purchaser's needs as currently demonstrated. The second bedroom is arranged over the floor above, with significant built-in storage and a peaceful position overlooking the rear garden.

## Features

- Two double bedrooms
- Period conversion
- Almost 1,000 square feet of internal space
- Large South-facing private garden
- Split-level
- Characterful period features
- Bright & airy
- Minutes from Victoria & Northern Lines
- Local amenities of Stockwell, Clapham and Brixton

Council tax band D    EPC rating D (67)

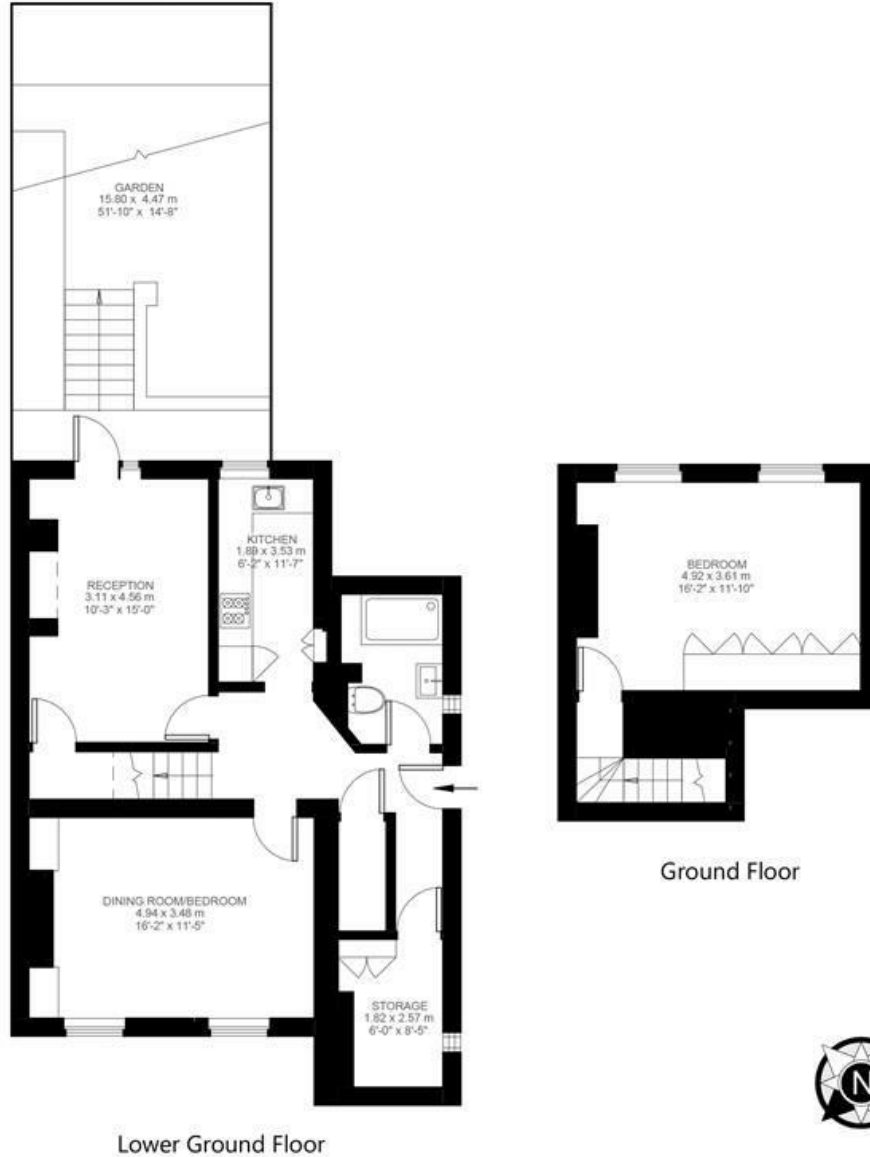


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**2 Bedroom Flat**

Approximate internal area: **949 sqft 88 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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