



## Dalberg Road, Brixton, SW2

1 bedroom flat - conversion for sale

**£525,000**

Share of Freehold

### Property Details

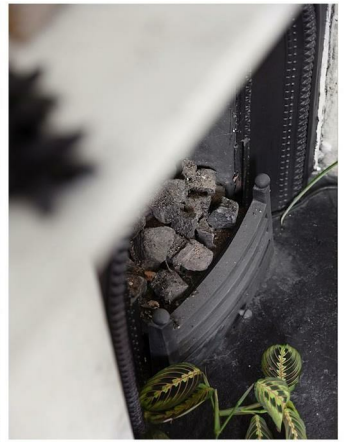
This characterful one bedroom garden flat is neatly arranged over the ground floor of an endearing Victorian terraced house and set within a hugely coveted residential pocket, between Brixton and Herne Hill. Minutes from both Brockwell Park and the heart of Brixton, this lovely property ticks many boxes. At 722 square feet, this spacious one bedroom flat is larger than many two beds in the area, the room dimensions are fantastic and the property could be extended to increase the overall size, subject to the necessary permissions. With Brixton Village, Brockwell Park, and Herne Hill's pubs and restaurants all on your doorstep, there is something to cater for all tastes. In short, an exceptional property on a desirable street, close to the action but far enough away to offer a calm and sleepy feel.

### Features

- One double bedroom
- Victorian conversion
- Period character
- 722 square feet of internal space
- Potential to extend (STPP)
- Private garden
- Double-glazed timber windows throughout and a demised basement
- Share of freehold
- Brixton & the Victoria line in minutes
- Brockwell Park & Herne Hill close-by

Council tax band C      EPC rating C (72)







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**1 Bedroom Flat**

Approximate internal area: **722 sqft 67 sqm**



Ground Floor



Lower Ground 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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