



**Barrington Road, Brixton, SW9**

2 bedroom flat - conversion for sale

**£590,000**

Share of Freehold

## Property Details

The first floor of the property comprises a fantastic double aspect open-plan reception, spanning the entire length of the building with large sash windows that allow natural light to flood in from both sides. The room is ideal for entertaining, with a stylish contemporary custom made kitchen, ample room to dine and a cosy lounge area. The kitchen offers generous storage options and surface space, perfect for those who love to cook and host dinner parties. High ceilings, full-height doors and characterful sash windows add to the ambience and sense of space within the living area. The smaller second bedroom is also located on this floor, currently repurposed as a home office, the space would also be ideal as a guest bedroom or nursery. The principal bedroom is tucked away on the floor above and has generous dimensions with considerable storage in the eaves, the perfect place to keep all of those items not used on a daily basis. The garden is fantastic, almost 38 feet in length and with access to private outside space being more important than ever, this sun trap is the ideal area to relax in the warmer months.

Council tax band E    EPC rating D (64)

## Features

- Two double bedrooms
- 712 square feet of internal space
- Split-level
- Period conversion
- Large private garden
- Off-street parking
- Victoria line and central Brixton in moments
- Share of freehold
- Chain-free



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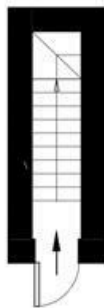
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**2 Bedroom Flat**

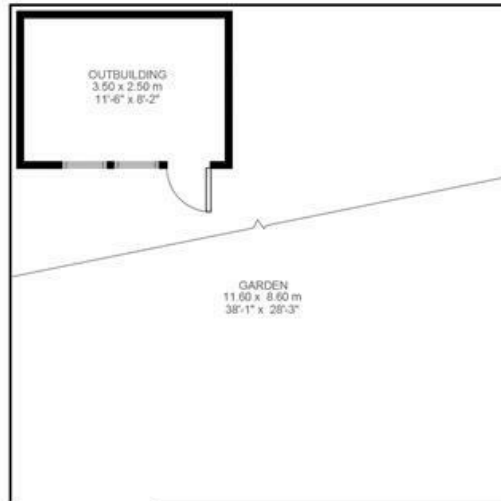
Approximate internal area: **712 sqft 66 sqm**

Approximate Eaves & Outbuilding: **167 sqft 15 sqm**

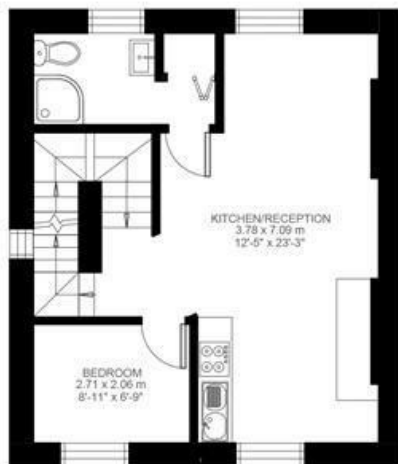
Approximate total internal area: **81 sqm 877 sqft**



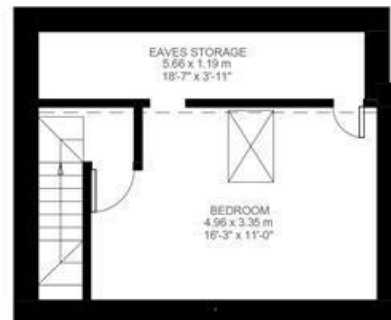
Entrance To First Floor



Ground Floor



First Floor



Second 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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