



Ballater Road, Brixton, SW2

1 bedroom flat - conversion for sale

£495,000

Leasehold

Property Details

Over 600 square feet of well-appointed living space means the property has a spacious feel throughout, plus garden access from both the living area and the bedroom provides a beautifully airy atmosphere throughout the entire property. The Reception at the front of the home is particularly attractive, a large bay window and feature fireplace add to the ambience, with hardwood floors that run through to the modern eat-in kitchen at the rear. The kitchen and reception have an open-plan feel but have the option to be separated by the double doors between the two rooms, making the spaces ideal for entertaining or lounging in a peaceful environment. The garden is particularly private and low-maintenance, perfect for savouring the British summertime and hosting. The bedroom is peacefully located opening out onto the garden, and is conveniently located adjacent to a modern bathroom. The property further benefits from a demised cellar, perfect for storage and hiding items unused on a regular basis.

Features

- One bedroom
- Over 600 square feet of internal space
- Private garden
- Victorian conversion
- Bright, airy and characterful
- Demised cellar
- Walking distance to the Victoria and Northern tube lines
- Quiet residential street an equal distance to Brixton and Clapham High Streets

Council tax band C EPC rating E (54)

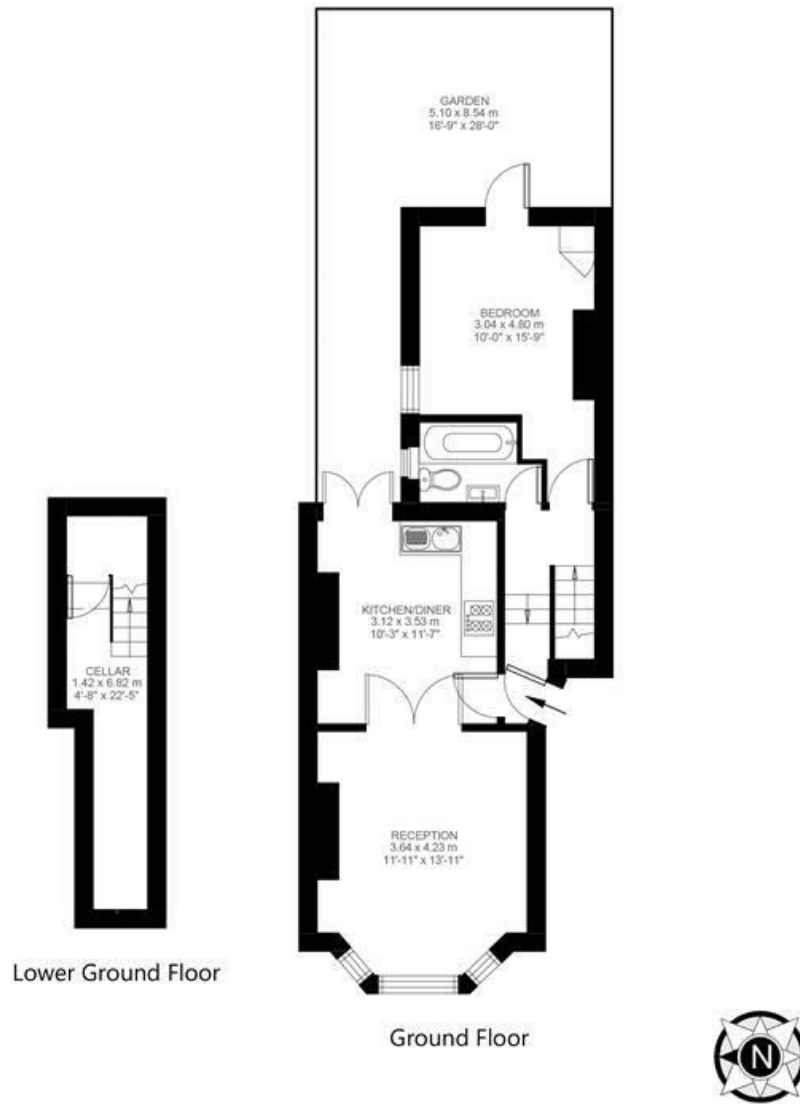


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Approximate internal area: **601 sqft 56 sqm**



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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