



**Sudbourne Road, Brixton, SW2**

4 bedroom house for sale

**£1,200,000**

Freehold

## Property Details

This stunning property offers an exciting and eclectic mix of original period features and contemporary design, with over 1,800 square feet split over three levels. The dual aspect reception and dining room on the ground floor is packed full of characterful features with a bright and airy atmosphere that is perfect for entertaining and relaxing. Adjacent, the kitchen has direct garden access, a second seating area for casual dining, a sleek modern kitchen and skylights that flood the room with sunlight. The South-facing private garden is a fantastic selling point, the ideal area to host BBQs and unwind in the warmer months. The first floor comprises two well-proportioned and similar sized double bedrooms, a stylish family-sized bathroom and a study. The loft extension on the second floor boasts a stunning double bedroom, spanning the length of the home with large windows that boast views of the gardens below. A second bathroom and significant eaves storage complete this floor.

## Features

- Three double bedrooms and a study
- 50ft private, predominantly South facing garden
- Over 1,800 square feet of internal space
- Victorian terraced house
- Hugely characterful with a bright and airy atmosphere
- Beautifully presented
- Sought-after location
- Within walking distance to a range of excellent schools
- Close to transport links
- Chain-free

Council tax band F      EPC rating (null)









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**4 Bedroom House**

Approximate internal area: **1723 sqft 160 sqm**

Approximate eaves storage: **104 sqft 10 sqm**

Approximate total internal area: **170 sqm 1826 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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