



**Effra Road, Brixton, SW2**

3 bedroom flat - conversion for sale

**£999,950**

Leasehold

## Property Details

This fantastic home has been meticulously renovated, combining endearing period character with enticingly modern, high-end fixtures and fittings. The apartment is an ideal home, perfect for entertaining, with garden access from both levels and at over 1,200 square feet, there is plenty of space throughout. The private rear garden spans over 70 feet in length, with a pretty patio at the back for BBQs, abundant mature plants, lighting throughout and a handy side gate. The raised ground floor comprises a spacious reception, complete with a working log-burner high ceilings and a large bay window. Adjacent, the recently fitted, eat-in bespoke kitchen is truly stunning. Fully integrated with abundant storage, surface space and complete with a Smeg range oven and a wine fridge. The dark, matte finish and wood splash-back are stylish and impactful, the room is complete with fashionable light fixtures and plenty of space for a large dining table. A handy WC is also tucked away off the hallway.

## Features

- Three bedrooms
- Two bathrooms
- Victorian end-of-terrace conversion
- Over 1200 square feet of internal space
- 70ft, low-maintenance private garden
- Stunning presentation throughout
- Ideal location minutes from central Brixton
- Victoria Line
- Chain-free

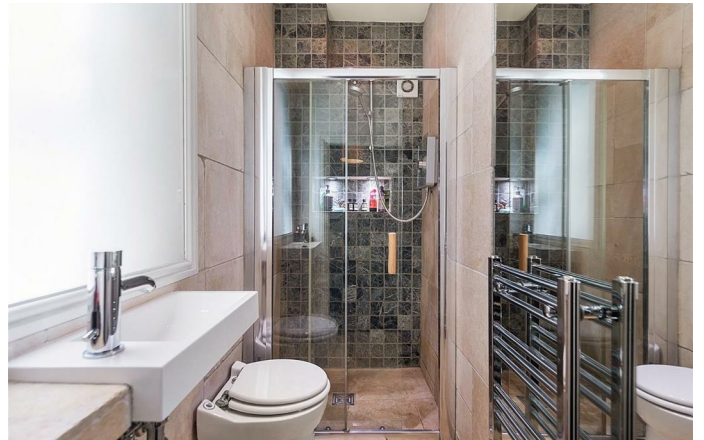
Council tax band E

EPC rating D (59)









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3 Bedroom Flat

Approximate internal area: 1226 sqft 114 sqm



Raised 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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