



**Lambert Road, Brixton, SW2**

2 bedroom flat - purpose built for sale

**£499,950**

Leasehold

## Property Details

A spacious hallway greets you upon entering, off which all rooms are accessed. The South-facing, open-plan reception is particularly impressive, a unique space with plenty of character and appeal, the room is flooded with natural light via floor-to-ceiling glass sliding doors, which allow a seamless transition onto the pretty Juliet balcony accessed from both the kitchen and principal bedroom. The kitchen provides plenty of storage, and integrated appliances, completed with attractive teal cabinetry. Comfortable dimensions allow for dining as well as a lounge and the space wraps around in an 'L' shape, with an elevated snug area, currently set up as a study and additional lounge. Both bedrooms are genuine doubles with substantial built-in storage, the principal bedroom is particularly appealing with direct access to the Juliet balcony, the second room boasts views across the city. The property is perfect for anyone looking to let a spare room, however, the space could easily be repurposed to suit the needs of the purchaser and would make an excellent guest bedroom, nursery, home office or anything else that may be required. A sleek and contemporary family-sized bathroom completes this charming flat.

Council tax band D

EPC rating C (77)

## Features

- Two double bedrooms
- Juliet balcony
- Over 700 square feet of internal space
- Beautifully finished throughout
- Secure top floor location with enviable views
- Sought-after residential road
- Local amenities of Brixton Hill
- Central Brixton in 10 minutes
- Within walking distance to Northern and Victoria tube lines
- Chain-free

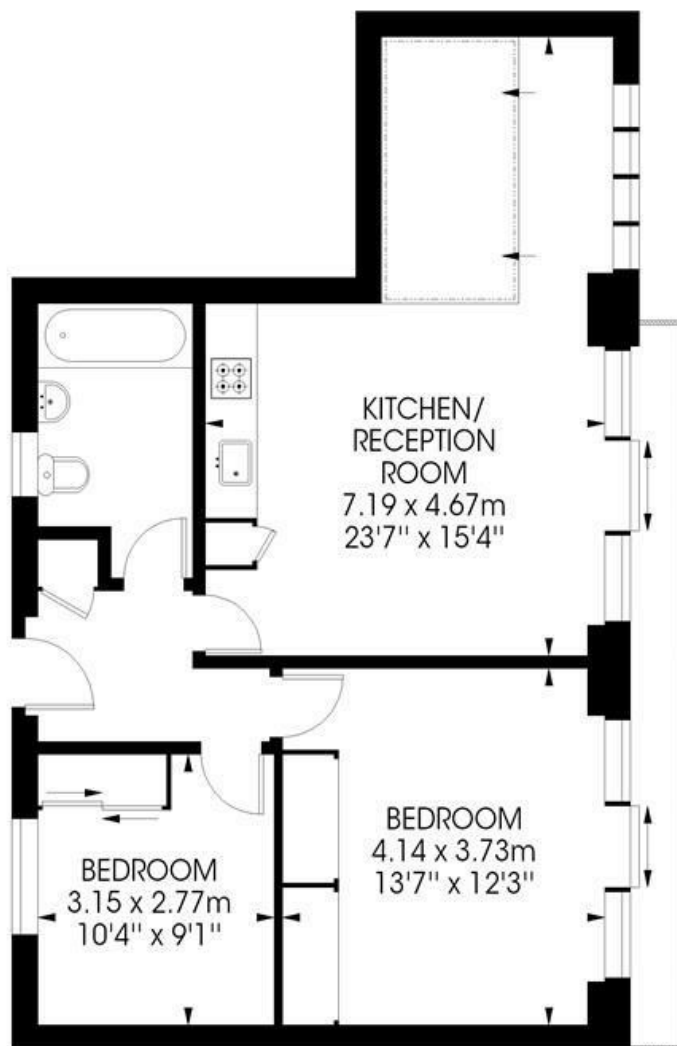




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**Austin House, SW2**  
**2 bedroom flat**

Approximate internal area: **707 sqft / 66 sqm**



**Third Floor**



While we 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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