



**Rushcroft Road, Brixton, SW2**

2 bedroom flat - purpose built for sale

**£525,000**

Leasehold

## Property Details

A spacious two double bedroom, two bathroom apartment, in a desirable Victorian mansion building, on a one-way residential cul-de-sac in the heart of Brixton. Measuring over eight meters the open plan reception boasts an abundance of space, nestled behind large sash windows. A sociable room in which to cook, entertain, dine or simply unwind. Set to one end, maximising the flow of the space, the kitchen wraps around in an ergonomic shape, creating a practical space whilst maintaining the sociable vibe of the room. Both bedrooms are nestled to the rear whilst still being separated from one another for privacy. The principal bedroom is a soothing space with contemporary wooden floorboards and a convenient en-suite shower room. Still a genuine double, the second bedroom leads off the reception and is finished in similar styling, a versatile room which can be re-purposed to suit needs. The main bathroom is equipped with both an overhead shower and bathtub. A hallway cupboard offers further storage. Neutrally presented with the potential to add your own stamp. The roof is currently being replaced by the current owners.

## Features

- Two double bedrooms
- Two bathrooms
- Victorian mansion building
- Spacious open-plan reception
- Neutrally presented throughout
- One-way residential cul de sac
- Central Brixton on the doorstep
- Victoria Line a five-minute stroll
- Brockwell Park and Lido a thirteen-minute walk
- Chain-free

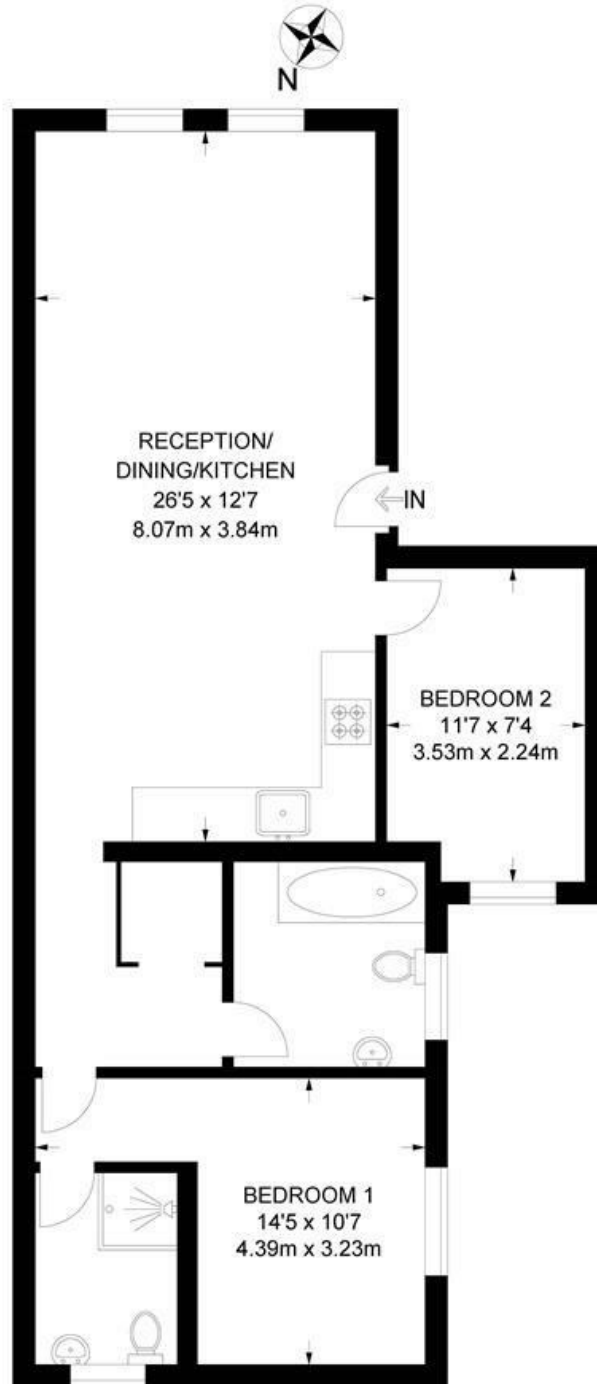
Council tax band C    EPC rating C (74)



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APPROXIMATE GROSS INTERNAL AREA: **696 SQ FT / 64.6 SQ M**



**FIRST 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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