



**Lyham Road, Brixton, SW2**

1 bedroom flat for sale

**£399,950**

Leasehold

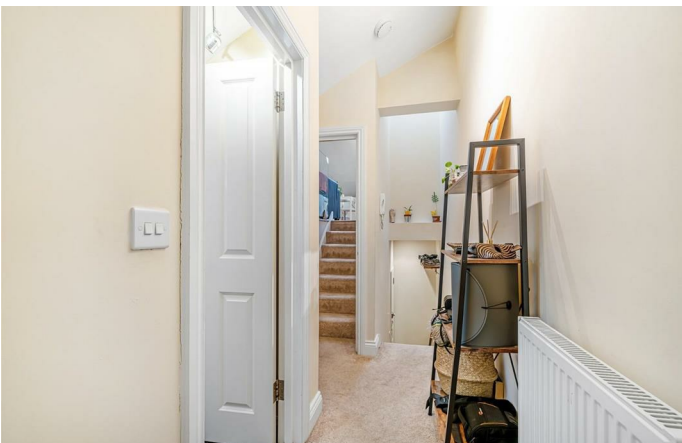
## Property Details

A charming one bedroom flat with a Juliet balcony on Lyham Road, a residential street conveniently located between Clapham and Brixton. Set over the top floor of a Victorian terrace, this lovely home is bright and airy throughout. A spacious open-plan reception room is bathed in natural light from skylights, neutrally decorated and offering dimensions to lounge, dine and entertain, with an integrated kitchen in modern gloss white, plus comfortable space for a butcher's block and dining table. Large-pane patio doors allow fresh air to breeze through the room and lead out to a Juliet balcony, tranquilly overlooking the gardens below. Quietly nestled to the rear, the bedroom is a large double with space for sizeable wardrobes and additional storage options, with a large window and skylight. This appealing home is completed by a neutral bathroom including both shower and bath with storage and an airing cupboard. Additional storage is on offer in the eaves, accessed from the reception area. Overall a splendid first home, ideal for those looking for a well-located, quiet and bright property with the potential to stamp their own decorative mark.

Council tax band C      EPC rating D (60)

## Features

- One double bedroom
- Juliet balcony
- Victorian conversion
- Bright and airy throughout
- Great storage options
- Clapham and Brixton centres both in under fifteen-minutes
- Local amenities of Acre Lane
- Abbeville Village and Clapham Common a short stroll away
- Northern and Victoria tube lines both in under fifteen-minute walk
- Chain-free



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APPROXIMATE TOTAL INTERNAL AREA: 537 SQ FT / 50 SQ M



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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