

**Raeburn Street, Brixton, SW2**

2 bedroom flat - conversion to let

**£450 Per Week**

Unfurnished

## Property Details

This stunning newly refurbished and ideally located one double bedroom with study flat is peacefully set back from the road and is arranged over the first floor of an attractive Victorian conversion. The location cannot be understated; moments from the heart of Brixton's attractive amenities and underground station, with London's most cherished outside space only a short walk away.

The property comprises a stunning reception with hardwood floors throughout and high ceilings, all adding to the warm and inviting ambience of the property. The kitchen is brand new fitted with all you mod cons and offers plenty of cupboard and storage space. The master bedroom is of good size and has newly fitted bespoke built in wardrobe and drawers, the second bedroom is versatile, it could be used as a guest room or as a home office/study. The bathroom is a good size with a modern finish. The flat is a short walk from both Clapham and Brixton and all that these two in-demand areas have to offer. Brockwell Park is within close proximity and a wide selection of local transport links which include Brixton tube and rail station (a fifteen-minute walk), three tube stations in Clapham (Northern Line), Herne Hill station (British Rail) and numerous bus links which take you down the hill to Brixton tube within a few minutes and then through and onto Central London. Just around the corner is the lovely Elm Park Tavern and it is only a short stroll to the celebrated amenities in Herne Hill. The diverse Clapham High Street, Clapham Old Town and the cafes and boutiques in Abbeville Village are all within reach. Situated between Brixton Hill and Streatham Hill, this property

## Features

- Spacious Bedroom
- Study/Office room
- Newly refurbished throughout
- Bright and airy
- Close to Central Brixton
- Close to transport links

Council tax band C      EPC rating C (69)



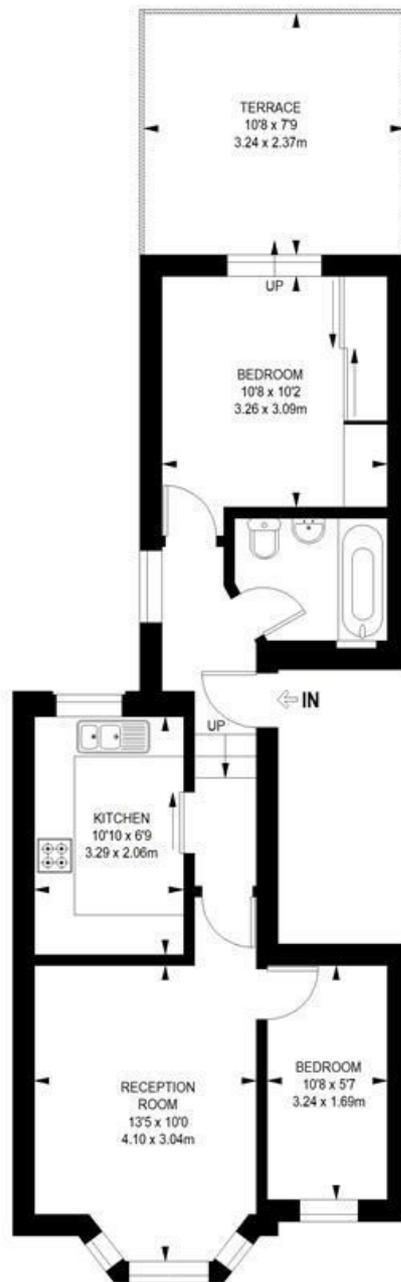
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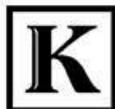
**2 bedroom flat**

APPROXIMATE GROSS INTERNAL AREA WITH STORAGE:

**485 SQ FT / 45.06 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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