



**Railton Road, London, SE24**

2 bedroom flat for sale

**£425,000**

Leasehold

## Property Details

An appealing one and a study/two-bedroom apartment with a private terrace in a modern building, with high energy efficiency, reducing bills. Finished in neutral tones with tasteful fittings, the flat is ready to move into, with the potential to add your own stamp. The heart of the home, the open-plan reception is bright and airy with dual aspect windows, with the dimensions to lounge, dine and entertain. The integrated kitchen is set to one end, wrapping around ergonomically to maximise space within contemporary cabinetry. Modern flooring sweeps across the room, drawing the eye to French doors to the terrace. South-West facing the low-maintenance terrace boasts views of the area, with the potential to be dressed with plants and light features to create your own outdoor haven, ready to be enjoyed come rain or shine. The principal bedroom has fitted mirrored wardrobes spanning the width, with floor-to-ceiling windows and plush carpets. A versatile space, the second bedroom is currently a study and music room, easily repurposed to needs. The modern bathroom has a bathtub plus overhead shower and underfloor heating. Further benefits of this secure building include bike storage and a rear communal courtyard.

## Features

- One and a study/two bedrooms
- South-West facing private terrace
- Attractive modern building
- Secure video entry
- Bike storage and a communal courtyard
- Brixton a four-minute walk
- Herne Hill a seven-minute stroll
- Brockwell Park six-minutes by foot
- Victoria Line and two overground stations
- Chain-free

Council tax band C    EPC rating B (83)

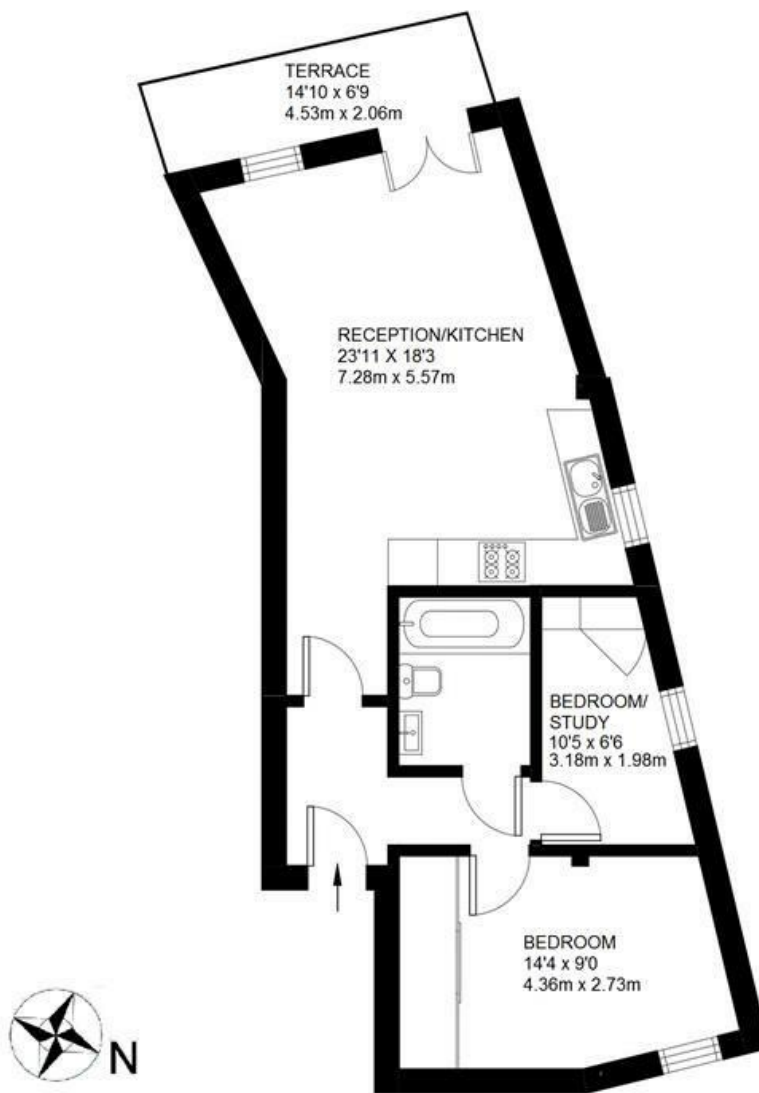


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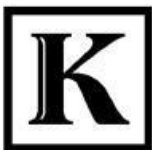
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APPROXIMATE GROSS INTERNAL AREA : 542 SQ FT / 50 SQ M



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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