

# **Property Details**

A charming and spacious two bedroom Victorian School Conversion with its own private entrance, set within gated grounds with off-street parking and resident's lawns including a fish pond and bike store. Built in the 1850s, this imposing property is steeped in history, re-renovated externally in recent years. The open plan reception is cavernous at nearly ten meters long, ideal for entertaining. Plentiful storage is on offer within shaker cabinetry, topped with wooden worktops and finished with a central cooking island, adding to the sociable vibe whilst providing a more casual dining option. Feature lighting dangles alluringly above the dining table setting the mood for cherished dinners. An attractive staircase winds down to the bedrooms. A rarity for period conversions, both bedrooms are similarly large doubles with characterful sash windows with secondary glazing for a peaceful sleep. The bathroom has a bathtub plus overhead shower, complete with leafy views. Sure to appeal to a wide range of purchasers this substantial home is a blank canvas, neutrally finished with the added perks of your own entrance, off-street parking, lawns that you can enjoy without having to maintain and the peace of mind of a gated, friendly community.

Council tax band D EPC rating D (68)

#### **Features**

- Two double bedrooms
- Victorian school conversion
- Own private entrance
- Over 1,050 square feet
- Gated grounds including fish pond, lawns and bike storage
- Allocated off-street parking
- Central Brixton a five-minute stroll
- Start of the Victoria line a nineminute walk
- Loughborough Junction station in six minutes
- Share of freehold



























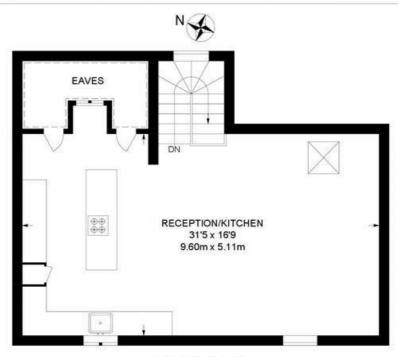




### Barrington Road, Brixton, SW9

#### College Green Court, SW9 2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 1080 SQ FT / 100 SQ M



#### SECOND 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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