



**Electric Avenue, Brixton, SW9**

2 bedroom flat - conversion for sale

**£325,000**

Leasehold

## Property Details

A bright and charming two bedroom apartment with a central yet private setting. Enjoy the exciting buzz of the historic Electric Avenue by day, with a quieter evening setting. Set back and tucked away behind secure gates, this bright flat has been considerably designed to maximise the space, with high ceilings adding to the ambience. Measuring almost six meters in length, the heart of the home is the open-plan reception, bathed in light from a pretty South-facing arched window. There is comfortable space in which to lounge with a neatly integrated kitchen wrapping around to enhance the sociable vibe, culminating in a breakfast bar to offer a convenient dining space. Both bedrooms are comfortable doubles with built-in wardrobes and large sash windows, finished with cosy carpets. One of the bedrooms is nestled at the rear and each are versatile neutral rooms with the potential to re-purpose should the purchaser wish to live in the property as a large one bed. A contemporary bathroom separates the bedrooms, providing a desirable level of privacy for each, making it ideal for those who would prefer to rent out a room. A truly versatile home! There is also additional storage in the entrance hallway.

Council tax band C    EPC rating E (41)

## Features

- Two double bedrooms
- Central yet private setting
- Located on the historic Electric Avenue where the market closes by 7pm
- Versatile layout
- Sleek and modern finishes
- Bright and airy
- Vast array of amenities on the doorstep
- Excellent transport links
- Victoria Line a two-minute stroll
- Chain-Free

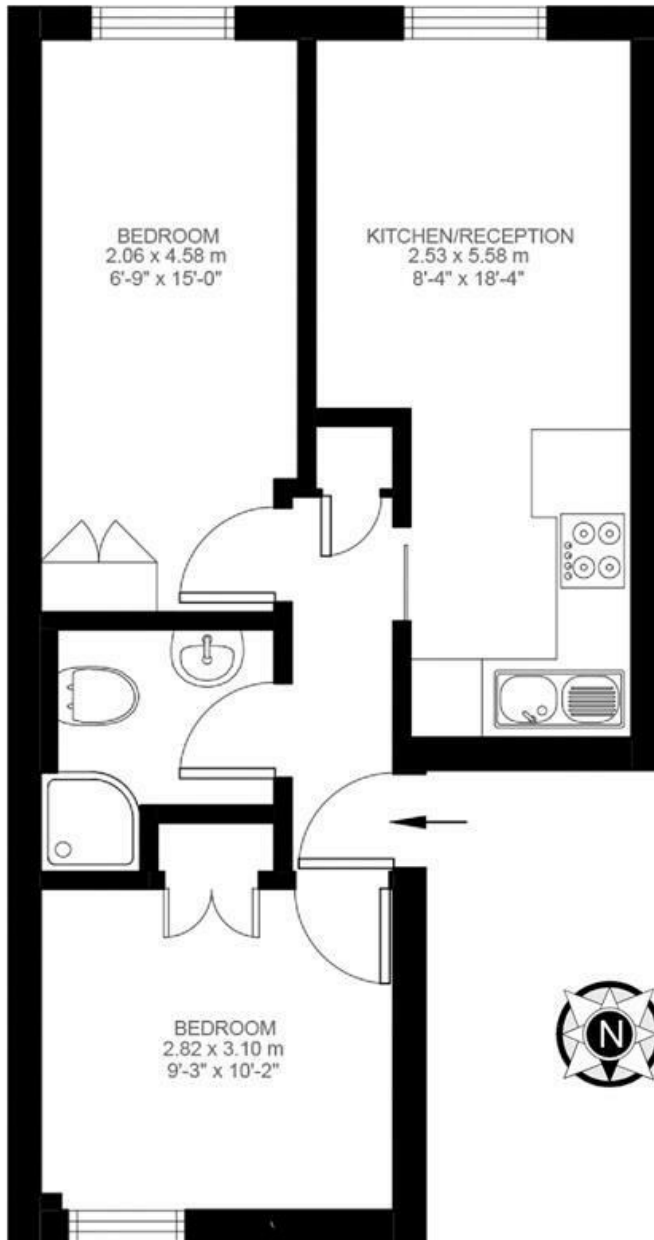


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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **433 SQ/FT / 40 SQM**



**FIRST FLOOR**



While we do 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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