

**Coldharbour Lane, Brixton, SW9**

2 bedroom flat - purpose built for sale

**£450,000**

Leasehold

## Property Details

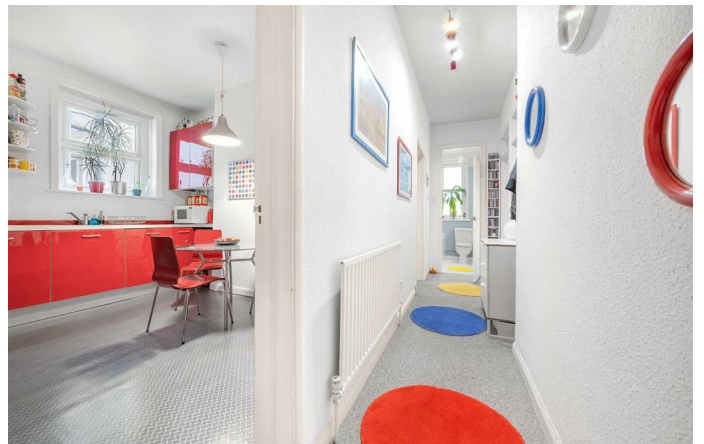
An enticing two bedroom Victorian apartment with an unrivalled residents' roof garden. Quietly positioned within a prevalent building with all amenities on your doorstep. An inviting reception boasts high ceilings and plenty of space to unwind. The separate dine-in kitchen has statement cabinetry wrapping around to maximise storage and countertop space, framing the dining area for a practical yet sociable vibe. The bedrooms are set to opposing sides of the home for privacy. Set behind a characterful window, the principal bedroom is particularly generous with plentiful space for wardrobes. The second bedroom is versatile, currently ingeniously presented with a raised bed above a home working space, complete with room for storage and a reading corner. The bathroom is conveniently set in the centre of the home, with a bathtub plus overhead shower, stylised in clean, fresh tones. The icing on the cake is the roof garden, a very special place, with 360 degree views across Brixton and to the City beyond bringing a wholesome sense of community to the building. A real sun trap, perfect for picnics, nurturing plants or breathtaking sunsets.

## Features

- Two bedrooms
- Huge residents' roof terrace with 360 degree views
- Victorian mansion block
- Quiet position within the building
- Fantastic sense of community
- Central location in the heart of Brixton with a vast array of amenities
- Victoria Line a four-minute walk
- Brockwell Park a fifteen-minute stroll
- Secure communal bike storage

Council tax band C    EPC rating C (70)







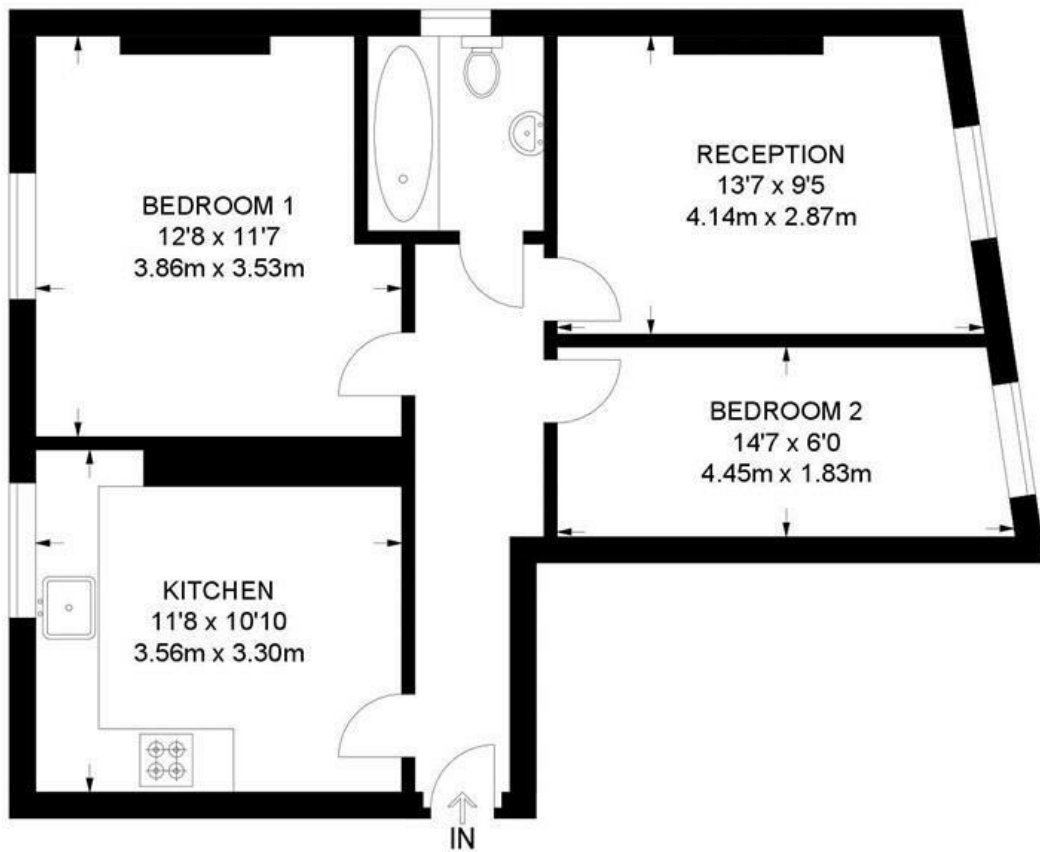


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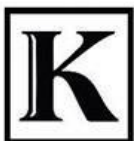
## Coldharbour Lane, SW9

### 2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: **613 SQ FT / 57 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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