

**Leander Road, Brixton, SW2**

2 bedroom flat - conversion for sale

£585,000

Leasehold

Property Details

A two double bedroom apartment with a private wrap-around garden. This enticing home is ready to move into with the potential to decorate to your own tastes. Precedent has been set should the purchaser wish to seek the necessary permissions to extend in the future. This lovely home has two well-proportioned double bedrooms, one with a large bay window flooding the room with light, the other with French doors to the side return of the garden. The bathroom separates the bedrooms allowing privacy for each, ideal for sharers. The generous proportions of the reception room, including a characterful bay window, allows ample space for a separate living room area, a dining space and an already semi-separated kitchen. French doors from the kitchen allow a transition out to the low-maintenance private garden, a tranquil escape from the hustle and bustle of the vibrant surroundings to the property. An enticing home packed full of potential on a sought-after street with amenities in every direction. A share of the freehold will be granted upon the sale of the final flat in the building.

Council tax band D **EPC rating D (65)**

Features

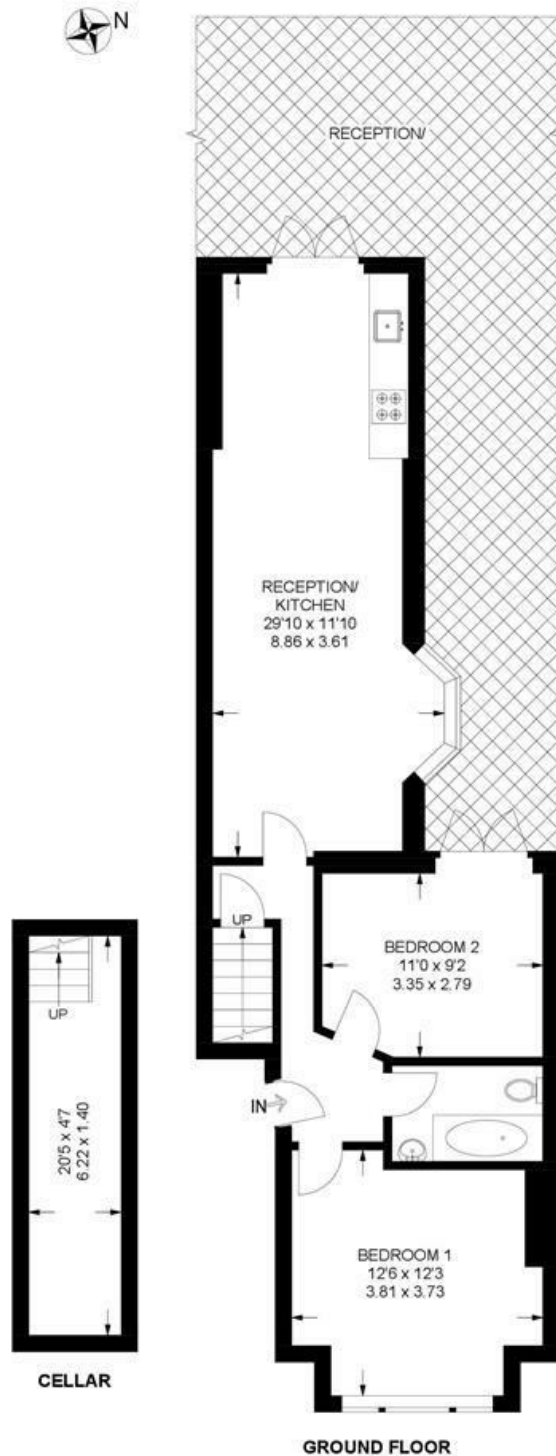
- Two double bedrooms
- Private wrap-around garden
- Victorian conversion
- Exciting blank canvas
- Popular residential street with annual street party
- Local café, pub and bakery at the top of the road
- Brixton and Herne Hill both within fifteen-minutes walk
- Brockwell Park a four-minute stroll
- Chain-free
- A share of the freehold will be granted



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2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **780 SQ FT / 72.4 SQ M**
APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: **684 SQ FT / 63.5 SQ M**



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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