



**Concanon Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£525,000**

Leasehold

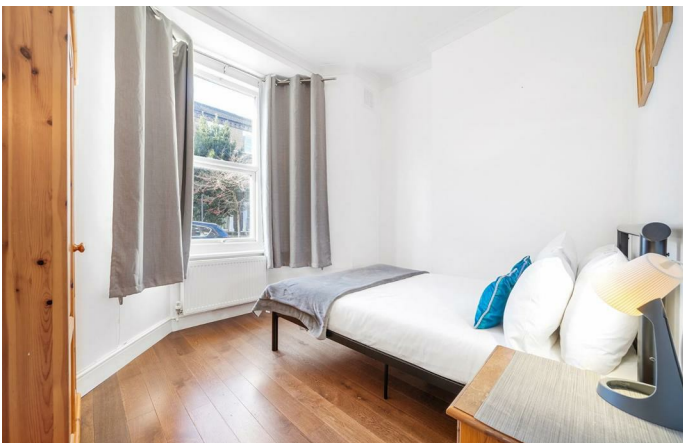
## Property Details

An ideal first-time buy or investment, this two double bedroom Victorian apartment with a private garden is in a sought-after location with brilliant amenities. One of the key features which helps this property to stand out is the similar proportions of the bedrooms. Each is a comfortable double, set apart from the other for privacy, neutrally presented with high ceilings and engineered flooring - one boasts a large bay window, the other soothing views to the garden. The sociable hub is the reception, a generous room with the proportions for a large lounge in addition to a dining table, ideal for hosting Sunday lunch. The kitchen sits to the rear with sleek wrap-around cabinetry providing plentiful storage and countertop space, framing the dining area and enhancing the sociable vibe. The side return of the private garden leads to a lovely seating area bordered by planting beds. The positioning of the seating area away from the surrounding houses ensures additional light and privacy for this lovely outdoor spot, ideal for BBQs or tending to a vegetable patch. The contemporary bathroom separates the bedrooms, furnished with a shower, storage and heated towel rail. The home further benefits from a cellar.

## Features

- Two double bedrooms
- Private garden
- Victorian conversion
- Neutrally presented throughout
- Quiet residential street with amenities in every direction
- Eateries, shops and cafes of Acre Lane on the doorstep
- Central Brixton a seven-minute stroll
- Clapham North a ten-minute stroll
- Victoria and Northern lines
- Chain-free

Council tax band C    EPC rating C (73)



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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **597 SQ FT / 55.5 SQ M**  
APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: **515 SQ FT / 47.8 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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