

**Leander Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£625,000**

Share of Freehold

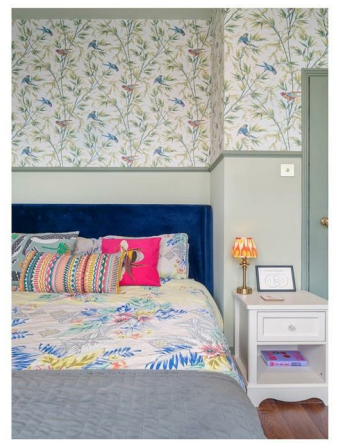
## Property Details

An outstandingly presented two double bedroom Victorian garden flat. Lovingly refurbished including, yet not limited to, a new bathroom and kitchen, re-landscaped garden, tanking of the cellar, new windows and doors, and an acquisition of a share of the freehold. This fantastic home is brought to life with vibrant decorative detail. The semi-open plan reception is a fantastic hub with a feature fireplace and multiple windows. A well-designed kitchen can be closed off when a cosier feel is desired, or the toast burnt! The kitchen boasts plenty of storage, lighting features, contemporary sink and even a striking radiator. Host in style in this exquisite space, with room for a butcher's block elevating the sociability. Crittall-style doors flow effortlessly to the private garden, beautifully manicured with a tiered patio, perfect for entertaining al-fresco. Both bedrooms are doubles with fitted wardrobes, high ceilings and beautiful presentation, separated for privacy. The bathroom is striking, freshly modern with a shower over the bathtub. The cellar has been tanked and tiled into a utility room, keeping the laundry neatly away. Precedent has been set should the purchaser wish to seek permissions to extend into the side return in the future.

## Features

- Two double bedrooms
- Private landscaped garden
- Victorian conversion
- Potential to extend STNP
- Sought-after road with annual party
- Large supermarket in five minutes
- Brixton a fourteen-minute walk
- Brockwell Park a five-minute walk
- Herne Hill a ten-minute stroll through the park
- Share of freehold. Chain-free

Council tax band D    EPC rating D (65)





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APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **722 SQ FT / 67.1 SQ M**

APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: **643 SQ FT / 59.7 SQ M**



**GROUND 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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