



## Endymion Road, Brixton, SW2

2 bedroom flat - conversion for sale

Freehold

### Property Details

A charming two bedroom Victorian garden flat on a peaceful residential street. With a unique layout split over two floors, downstairs housing a utility room, keeping the laundry quietly tucked away, and a bathroom with a bathtub plus overhead shower. Upstairs all rooms are well-proportioned, the open plan reception has a sleek kitchen tucked neatly to one corner, a comfortable lounge area and plenty of space to host around a dining table to leafy garden views. Engineered wooden flooring and contemporary downlights add to the appeal, whilst a bay French door opens out to the private garden. Currently paved for ease the garden is ready to be enjoyed the moment the weather permits. There is huge potential to add your own leafy touches and lighting features to create your own outdoor haven. A rarity for period conversions, both bedrooms are well-proportioned doubles, the principal set behind a large bay, whilst the second is set away from the already quiet street. Ready to move into with the potential to add your own touches.

### Features

- Two double bedrooms
- Private garden
- Victorian conversion
- Over 800 square feet
- Separate utility room
- Local parade of shops and cafes moments away
- Sought after street in the LTN
- Short walk to Brockwell Park and central Brixton
- Chain-free

Council tax band D      EPC rating D (62)





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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **834 SQ FT / 77.5 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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