Mervan Road, Brixton, SW2

3 bedroom flat - conversion for sale

£795,000

Leasehold

Property Details

A spacious three double bedroom apartment with a South-East facing private garden. This double-fronted Victorian conversion is set on a leafy and desirable street. The property is generous throughout with three of the rooms benefitting from direct access to the outside spaces. The inviting reception has high ceilings and wooden floorboards plus attractive doors to the private garden. A separate dine-in kitchen is perfect for hosting around the table, this contemporary space has dual aspect windows flooding the space with light, with work surfaces and storage running the length of the room. Further doors lead out to the garden for an ease of transition to al-fresco dining. The garden is a sun-trap with additional privacy due to the leafy borders and position of the surrounding properties. A rarity for period conversions, all three bedrooms are expansive doubles with charming floorboards and high ceilings. Two of the bedrooms have large bay windows, and one a Victorian fireplace. The third bedroom has French doors to a patio courtyard, leading to the garden, perfect for weekend lie-ins or drinks under the stars. The bathroom is contemporary with a bathtub plus overhead shower. This wonderful home also has a cellar.

Council tax band D   **EPC rating C (71)**

Features

- Three double bedrooms
- South-East facing private garden
- Victorian conversion
- Charming features
- Over 1,000 square feet
- Central Brixton on the doorstep
- Victoria line an eight-minute walk
- Herne Hill a ten-minute stroll
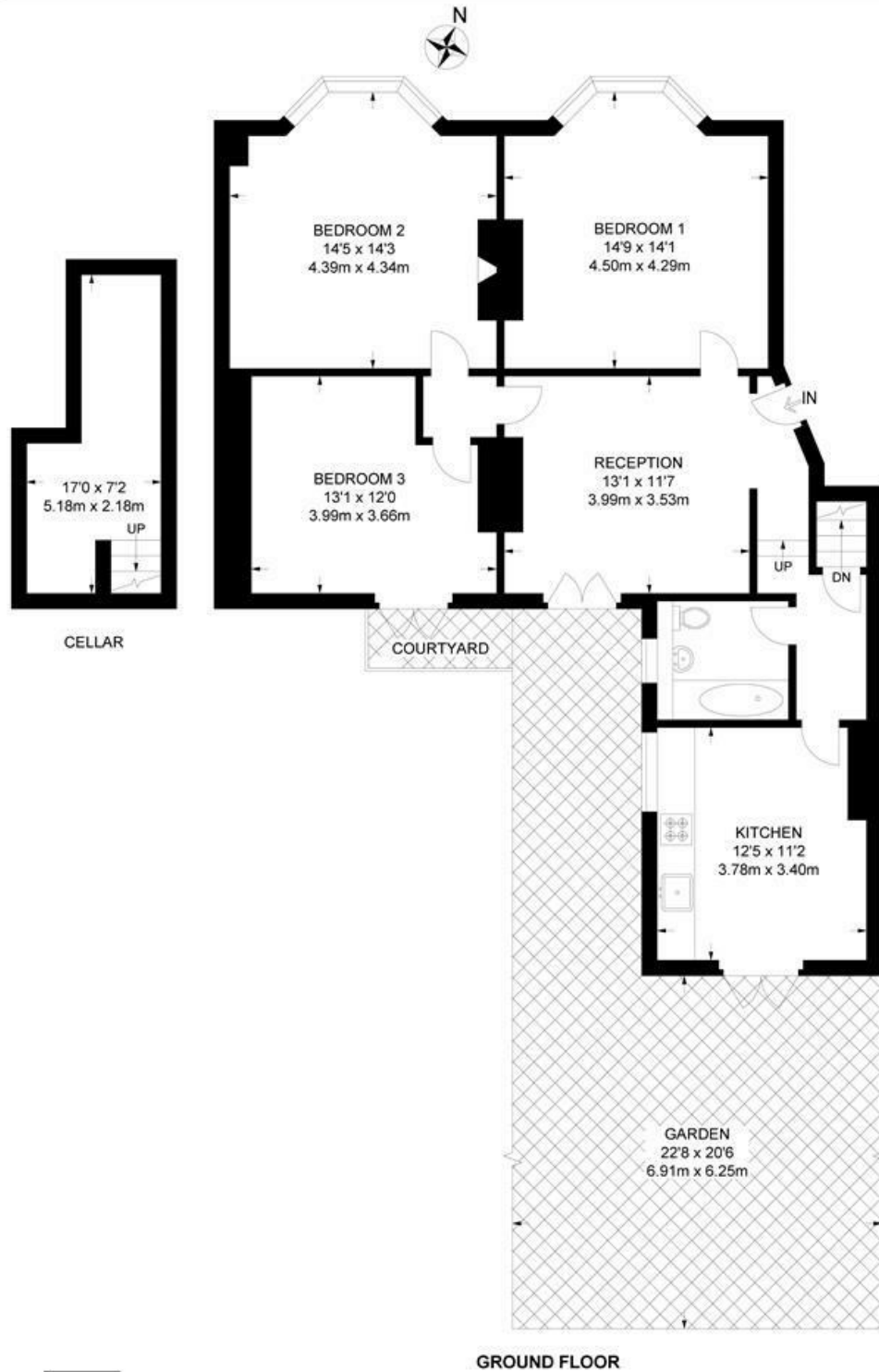- Brockwell Park close by
- Chain-free

Mervan Road, SW2
3 Bedroom Flat
APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: 1080 SQ FT / 100.3 SQ M
APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: 984 SQ FT / 91.4 SQ M

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BEDROOM 2
14'5 x 14'3
4.39m x 4.34m

BEDROOM 1
14'9 x 14'1
4.50m x 4.29m

17'0 x 7'2
5.18m x 2.18m
UP

BEDROOM 3
13'1 x 12'0
3.99m x 3.66m

RECEPTION
13'1 x 11'7
3.99m x 3.53m

IN

UP   DN

CELLAR

COURTYARD

KITCHEN
12'5 x 11'2
3.78m x 3.40m

GARDEN
22'8 x 20'6
6.91m x 6.25m

GROUND FLOOR

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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.