

Leander Road, Brixton, SW2

2 bedroom flat - conversion for sale

£525,000

Share of Freehold

Property Details

An appealing two double bedroom Victorian garden flat on a sought-after street, ready to move into with the potential to add your own touches over time. Precedent has been set should the purchaser wish to seek the permissions to extend, expanding the already sizeable reception to create one vast open-plan room. The heart of the home is the reception with a charming bay window, feature fireplace and space for a comfortable lounge and dining area. The kitchen is adjacent, with double doors to separate the rooms when the toast is burnt or a cosier vibe is desired. Wrap-around cabinetry provides plentiful storage and countertop space with garden views. Packed full of potential for those with green fingers, the low-maintenance private garden wraps around, currently laid to paving with a raised bed to the rear. The bedrooms are both spacious doubles, set apart for privacy. One boasts a large bay window, whilst the other has French doors to the garden. The bathroom has a bathtub with overhead shower and there is a cellar. An enticing home packed full of potential on a sought-after street with amenities in every direction.

Features

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

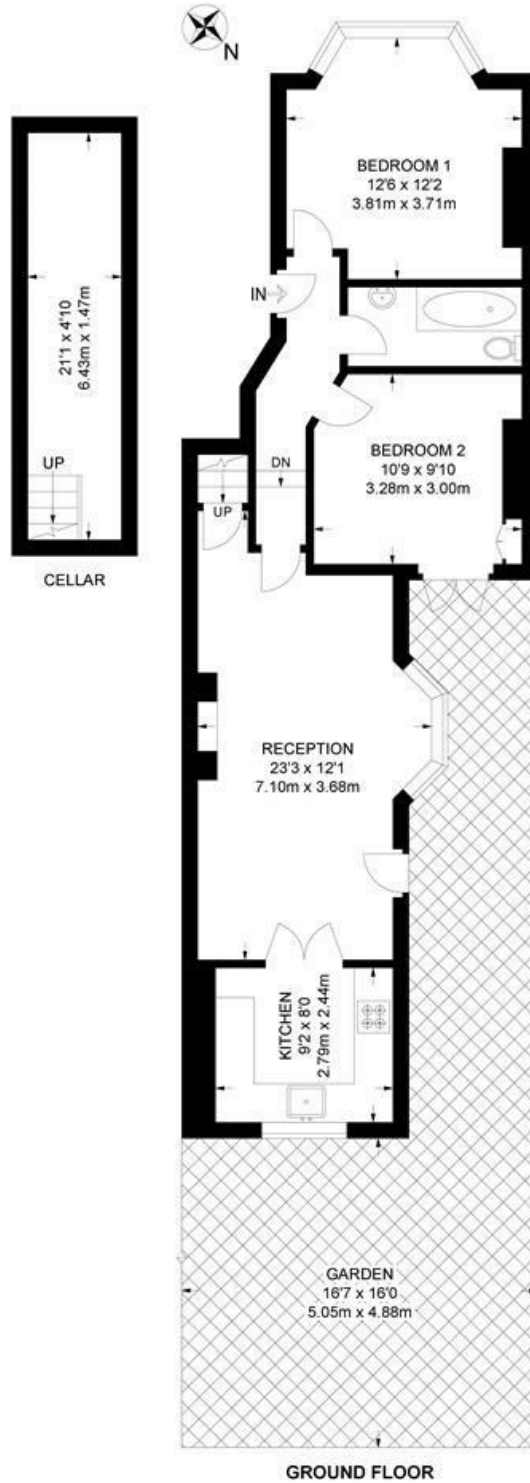
Council tax band C EPC rating D (61)



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2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **755 SQ FT / 70.1 SQ M**
 APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: **653 SQ FT / 60.7 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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