



## Loughborough Park, Brixton, SW9

2 bedroom flat for sale

£600,000

Leasehold

### Property Details

A two double bedroom, two bathroom apartment with private sunny terrace, within a modern build with intercom entry, CCTV, secure bike storage and lifts, minutes from the heart of Brixton, within the Herne Hill outstanding school catchments. Natural light is a running theme yet the home still has an excellent energy rating, reducing bills and making the property peacefully quiet. The heart of the home is the spacious open-plan reception, with floor-to-ceiling windows and glass doors opening out to the terrace. The kitchen is integrated with modern appliances and plenty of storage space, plus room for a table. Both bedrooms are generous doubles, the principal has built-in storage and an en-suite. The second is perfect for anyone wishing to let the spare room or to be used as a generous home office and guest room, or nursery. The main bathroom offers a soothing environment with a bathtub. Completing the interior is significant hallway storage. Further benefits of this luxury development are manicured communal grounds, sports facilities, a playground plus the option to apply for an allotment. The property also comes with a parking permit.

### Features

- Two double bedrooms
- Two bathrooms
- South-facing private terrace
- Secure modern build
- Communal lawns, bike store, playground, basketball court
- Parking permit
- Bright and airy
- Moments from central Brixton
- Short walk to Brockwell Park and Herne Hill
- Excellent transport links including Victoria Line, Thames Link and Trains

Council tax band D    EPC rating B (86)

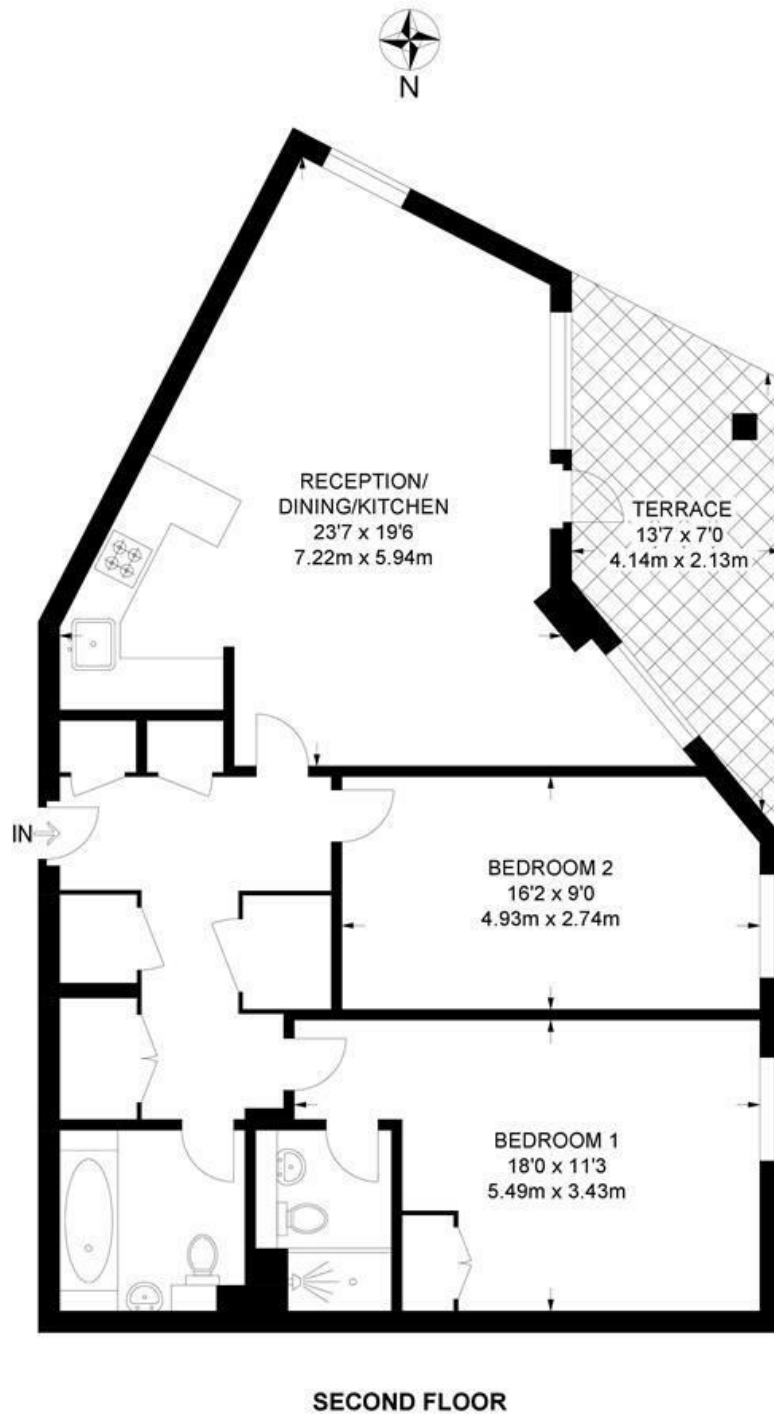




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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 925 SQ FT / 85.9 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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