Appach Road, Brixton, SW2

2 bedroom flat - conversion for sale   Share of Freehold

Property Details

A bright and airy two double-bedroom apartment with a South-West facing garden, set on the ground floor of a grand double-fronted Victorian townhouse in a popular residential cul-de-sac. Thoughtfully arranged in a rare horseshoe layout, the property boasts two beautiful bay windows, enhancing the sense of space and light. The home is neutrally presented and ready to move into, with scope to personalise over time. Recent updates include new electrics two years ago and a new boiler just last year. High, corniced ceilings frame the inviting reception room, offering generous proportions to accommodate a dining area, ideal for entertaining. The separate kitchen provides plentiful storage and a pleasant garden view. The South-West facing garden, re-landscaped two years ago, is a suntrap perfect for relaxing and entertaining, with he potential to add your own planters and lighting features to create your own outdoor oasis. Both bedrooms are spacious doubles, positioned for privacy, with the principal bedroom featuring a charming bay window, and the second overlooking the garden. A neatly presented bathroom with a bathtub plus overhead shower completes this lovely home.

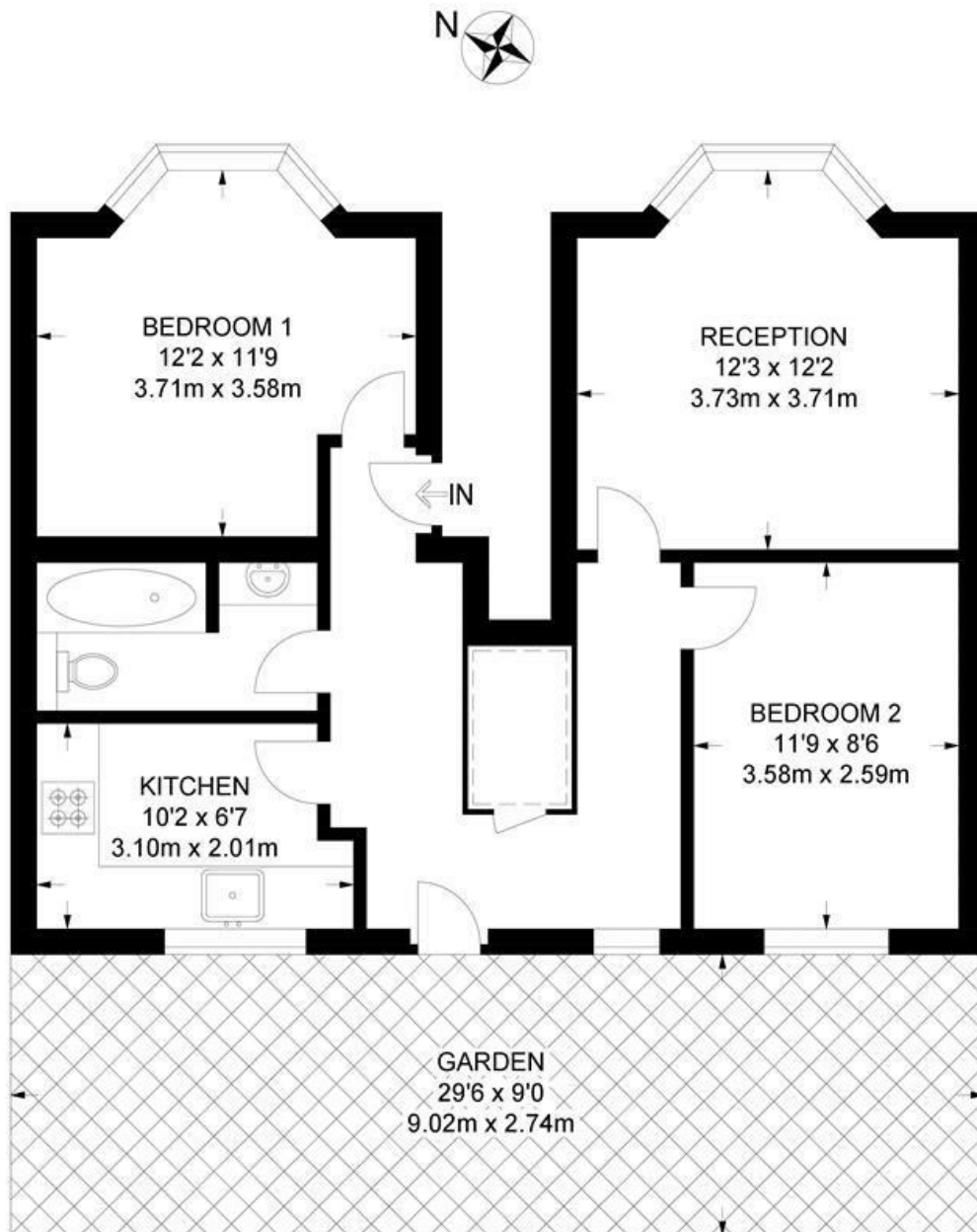**Council tax band D   EPC rating D (59)**

Features

- Two double bedrooms
- South-West facing private garden
- Double-fronted Victorian conversion
- Potential to add your own decorative stamp
- Local supermarket, bakery and eateries on the doorstep
- Brixton and Herne Hill both around a ten minute walk
- Brockwell Park a five-minute stroll away
- Share of freehold
- Chain-free

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2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: **615 SQ FT / 57.1 SQ M**

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BEDROOM 1
12'2 x 11'9
3.71m x 3.58m

RECEPTION
12'3 x 12'2
3.73m x 3.71m

←IN

BEDROOM 2
11'9 x 8'6
3.58m x 2.59m

KITCHEN
10'2 x 6'7
3.10m x 2.01m

GARDEN
29'6 x 9'0
9.02m x 2.74m

GROUND FLOOR

Keating K Estates