

**Mervan Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£675,000**

Leasehold

## Property Details

This exceptional two bedroom, two bathroom apartment with a South-facing private roof terrace spans the upper floors of a charming Victorian house on a leafy street between Brixton and Brockwell Park. The highlight of this beautiful home is the expansive open-plan reception with lofty ceilings, engineered wooden flooring, and multiple windows, the space is bright and airy, perfect for entertaining or unwinding. The contemporary kitchen has integrated appliances, generous storage, and a sleek wrap-around design that includes a sociable breakfast bar. The room's dimensions accommodate a full dining table, while a storage nook provides additional eaves storage. A glass French door leads to the sun-drenched roof terrace, a private oasis with glass balustrades and stunning rooftop views, ideal for outdoor entertaining or relaxing. Both bedrooms are spacious doubles with fitted wardrobes. The principal enjoys the luxury of an en-suite shower room, while the main bathroom, complete with a bathtub and overhead rain shower, serves the second bedroom and living areas. Elevated for privacy and natural light, this elegant, airy home offers comfortable square footage across various levels, appealing to a wide range of buyers.

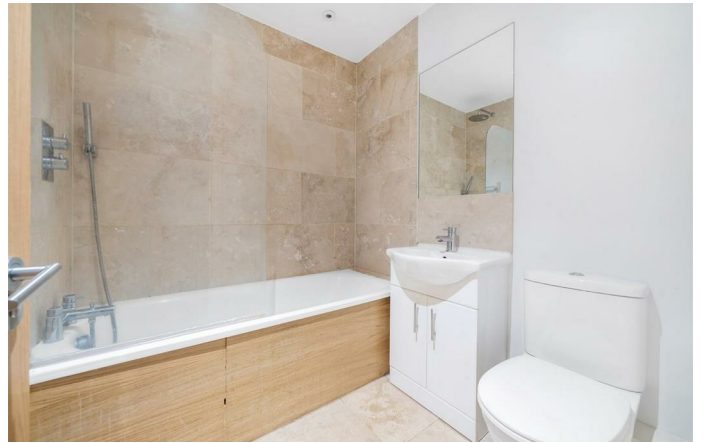
Council tax band C    EPC rating C (76)

## Features

- Two double bedrooms
- Two bathrooms
- South-facing roof terrace
- Victorian conversion
- Desirable residential street
- Central Brixton on the doorstep
- Victoria tube line an eight-minute walk
- Herne Hill a ten-minute stroll
- Brockwell Park close by
- Chain-free







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APPROXIMATE GROSS INTERNAL AREA: **735 SQ FT / 68.3 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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