



## Branksome Road, Brixton, SW2

2 bedroom flat - conversion for sale

**£580,000**

Leasehold

### Property Details

An appealing two bedroom garden flat set within a Victorian terrace property on Branksome Road, between Clapham and Brixton, with local amenities and eateries on the doorstep. You are greeted with two well-proportioned double bedrooms, one with a large bay window flooding the room with light, the other with a large sash window with garden views. The neutrally designed bathroom fitted with a bathtub and overhead shower separates the bedrooms allowing privacy for each, ideal for sharers. With well over 750 square feet of internal space, this property has been utilized tactfully, creating the spacious and characterful feel of a true home. Steps down lead you to the generous proportions of the reception room, including a characterful bay window allowing ample light into the living room area. A dining space perfect for hosting and an already semi-separated kitchen. A door from the reception leads you out to the low-maintenance private garden. South-West facing this suntrap is ideal for whiling away the summer months. A share of the freehold will be granted upon the sale of the final flat in the building.

### Features

- Two double bedrooms
- South-West facing private garden
- Victorian Conversion
- Over 750 square feet
- Local amenities and eateries on the doorstep
- Equidistant to Clapham and Brixton
- Northern and Victoria Lines, Overground and Trains
- Chain Free
- Share of freehold will be granted

Council tax band D

EPC rating D (59)

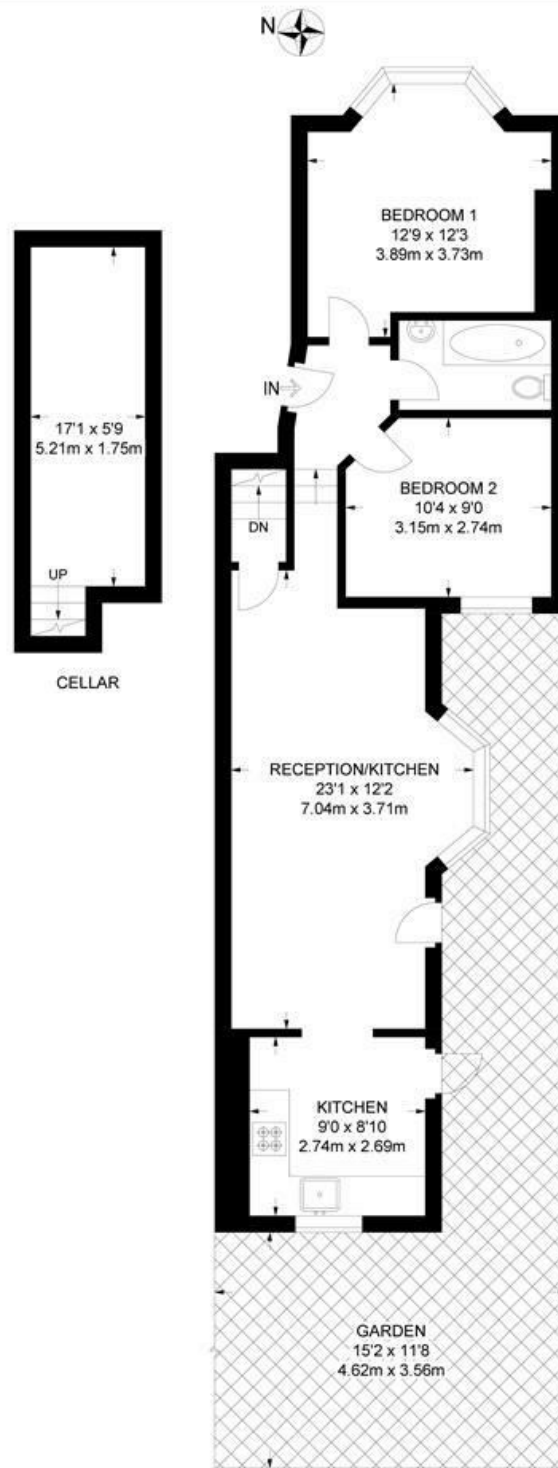




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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: 753 SQ FT / 70 SQ M



GROUND FLOOR



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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