



**Rushcroft Road, SW2**

**£699,950**

3 bedroom flat - purpose built for sale

## Property Details

The property is quietly tucked away off Windrush Square and is situated on the top floor of one of the road's iconic Victorian mansion blocks. The apartment boasts a considerable square footage, with 1250 square feet of internal living space: purchasers will be hard-pressed to find many flats in the area that compare in size. On entering the property, you are met by two well-proportioned, generous double bedrooms, both offering ample storage and views over the attractive row opposite. On the other side is an impressive reception area. Considerably large windows, multiple skylights and a double-height ceiling create a wonderfully bright and impactful atmosphere on entering this cosy entertaining space, complete with wood floors and a feature fireplace. The space flows seamlessly through to a spacious open-plan kitchen. The entire room is an incredibly sociable space, with a trendy breakfast bar and ample room for a large dining table – perfect for those who dream of entertaining on a regular basis. Just above is a versatile mezzanine level, with a multitude of possible uses such as home office, dressing area, snug or guest room. The cosy third bedroom is tucked away just off the mezzanine, benefitting from views over the neighbouring roof tops.

## Features

- Three bedrooms
- Attractive Victorian mansion block
- Impressive dimensions with 1250 square feet of internal space
- Mezzanine level
- Rare find
- High ceilings
- Central location, 3 minute walk to Brixton station
- Short walk to Brockwell Park
- Chain-free
- Share of freehold

Council tax band D    EPC rating D (59)





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Rushcroft Road

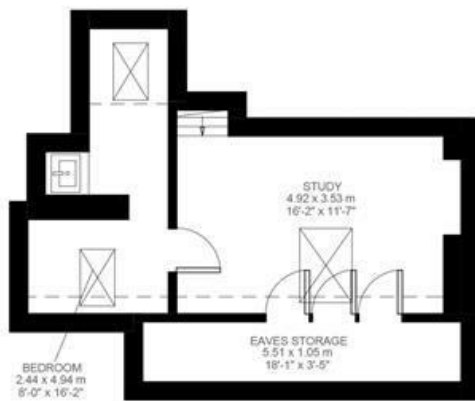
3 Bedroom Flat

Approx internal area:

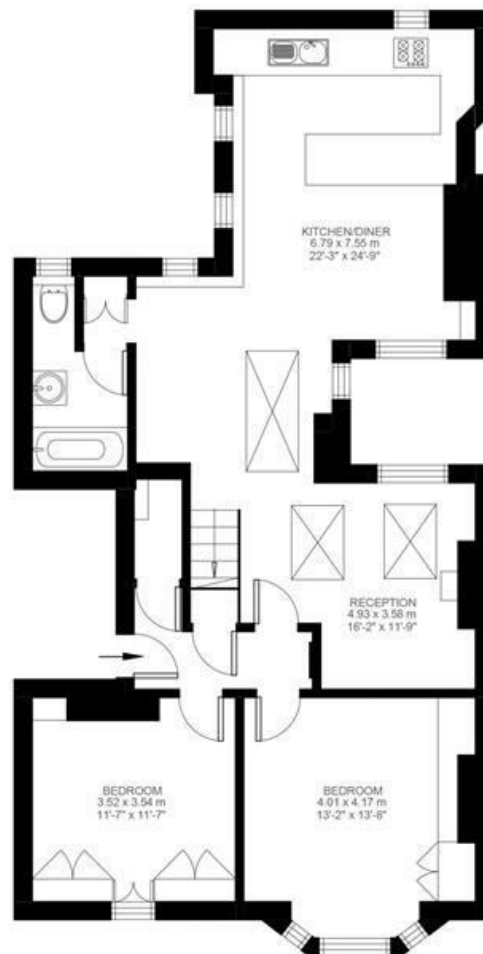
**1249 sqft 116 sqm**

(EXCLUDING EAVES STORAGE)  
EAVES STORAGE 5.79 SQ.M / 62 SQ.FT  
INCLUSIVE TOTAL AREA 121.79 SQ.M / 1311 SQ.FT

While we do 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



Mezzanine



Third Floor



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