

## Clapham Park Terrace, Brixton, SW2

2 bedroom flat - conversion for sale

**£489,950**

Share of Freehold

### Property Details

This charming two-bedroom apartment with private entrance is set on the first floor of an attractive period building on sought-after Clapham Park Terrace. Elevated and filled with natural light, it combines timeless character with practical modern living. The reception room at the front is a standout feature—boasting original floorboards, a striking fireplace, high ceilings, and sash windows with elegant detailing. A separate kitchen diner offers warmth and function, with matching floorboards, wooden cabinetry wrapping under the window, space for a range cooker, and full-height wall units. The principal bedroom, peacefully positioned away from the street, mirrors the reception in scale and charm, with another fireplace and alcoves ideal for wardrobes. The second bedroom has been cleverly designed as a flexible space, with a raised bed, built-in storage, and a desk under the window—perfect as a home office. A crisp white bathroom with blue accents enjoys dual aspect windows, a large mirror, and a full bathtub with overhead shower. A beautifully light, private and well-appointed period home.

Council tax band C

EPC rating D (56)

### Features

- Two bedrooms
- Own private entrance
- Period property
- Separate kitchen and reception
- Characterful features
- Substantial demised loft space and potential to extend
- Fantastic location between Clapham and Brixton
- Short stroll to Abbeville Village, Clapham High Street and Brixton
- Northern, Victoria and Overground lines
- Share of freehold and chain-free

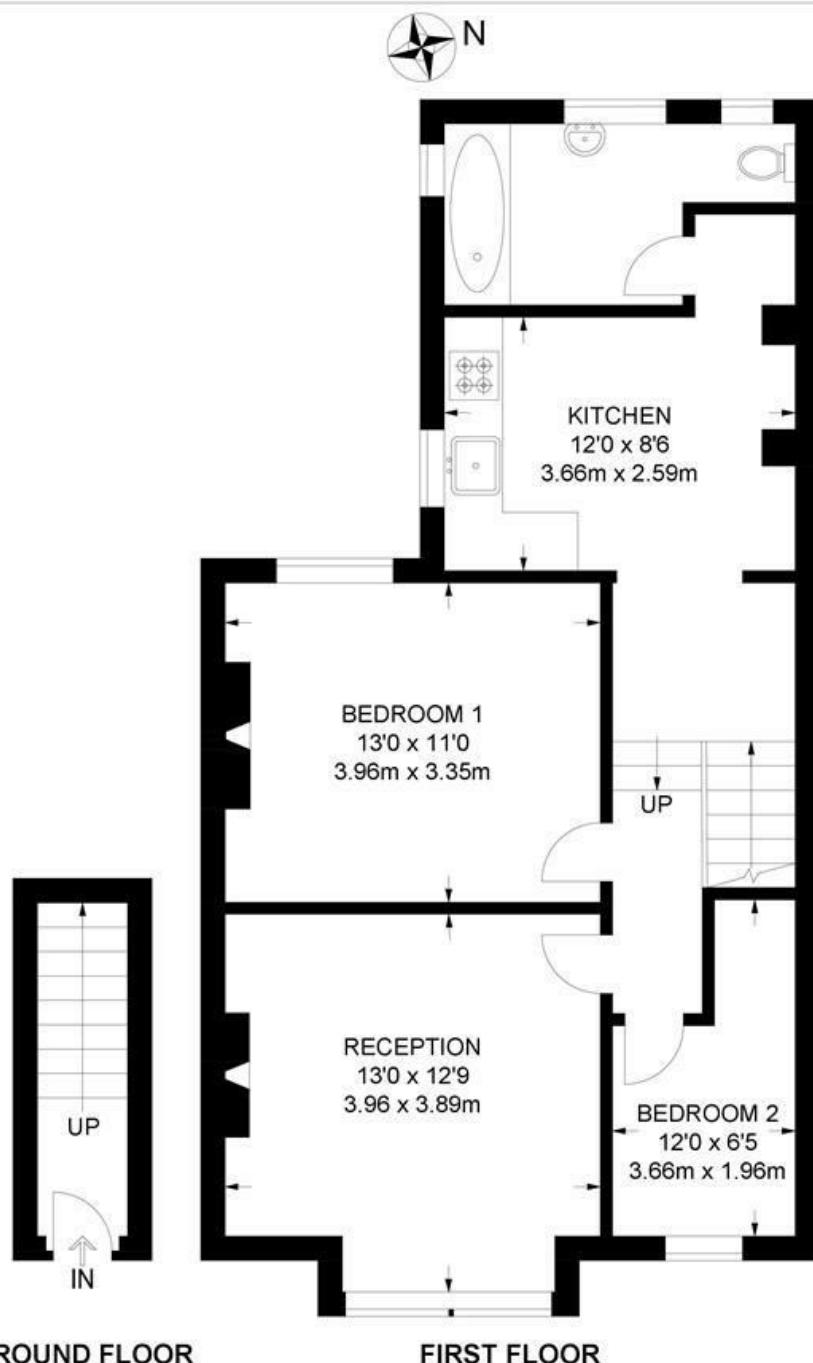


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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 645 SQ FT / 60 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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