



**Lyham Road, Brixton, SW2**

2 bedroom flat - purpose built for sale

**£600,000**

Share of Freehold

## Property Details

A fantastic two double bedroom garden flat in an LTN, with the kerb appeal of a mock Victorian façade yet all the advantages of modern builds, including good insulation and high energy efficiency. Nestled behind contemporary sash windows framed by shutters, the semi-open plan reception is elegant and inviting, featuring comfortable proportions in which to lounge and dine. Modern lighting and engineered wood flooring add to the pleasant ambience, leading into the adjacent kitchen. Fully integrated, the kitchen sweeps around three walls, a practical room with generous storage and worktops plus considered touches such as feature lighting and a glossy splashback. Quietly set to the rear overlooking the garden, both bedrooms are soothingly neutral doubles separated from one another for privacy. One of the bedrooms enjoys French doors to the garden, suited to relaxing weekends. The landscaped garden is surrounded by greenery inclusive of your own palm tree! This stylish spot is sure to be relished whenever the weather permits. The bathroom is delightfully contemporary with a walk-in shower and integrated shelving. A capacious cellar has plenty of storage space, plus room for a personalised nook.

## Features

- Two double bedrooms
- Private landscaped garden
- Mock Victorian with the benefits of modern builds
- Large cellar
- Elegantly presented
- Over 775 square feet
- Equidistant to Brixton and Clapham
- Access to the Victoria and Northern Lines
- Local shop on the doorstep
- Share of freehold. Chain-free

Council tax band C

EPC rating C (77)





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APPROXIMATE GROSS INTERNAL AREA: **786 SQ FT / 73 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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