



## Charles Haller Street, Brixton, SW2

2 bedroom flat - purpose built for sale

**£475,000**

Leasehold

### Property Details

An appealing two bedroom, two bathroom apartment with an allocated parking space, set within a friendly gated development beside Brockwell Park. The development offers security, with the rare benefit of a private gate providing direct access to the park, creating a tranquil place to live. The reception room forms the heart of the home, offering a generous space to relax and dine. Adjacent is a separate kitchen that wraps around to maximise space and features bespoke concertina doors, allowing it to be opened or closed as needed. Subject to the necessary permissions, there is potential to combine these rooms into an open-plan layout. The bedrooms are positioned to opposite sides of the apartment, providing excellent privacy. The spacious principal bedroom includes fitted wardrobes and an en-suite shower room. The second bedroom sits next to the main bathroom, which features a bathtub with overhead shower. Additional hallway storage completes the interior, alongside the valuable off-street parking and direct park access.

### Features

- Two bedrooms
- Two bathrooms
- Secure gated development with an entrance onto Brockwell Park
- Allocated off-street parking
- Local amenities and eateries
- Herne Hill a twelve-minute stroll across the park
- Brixton a fifteen-minute walk or swift bus from just outside the gates
- Victoria Line, Overground and Thameslink
- Chain-free

Council tax band D

EPC rating C (79)





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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **639 SQ FT / 59.4 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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