

**Effra Road, Brixton, SW2**

1 bedroom flat - conversion for sale

**£375,000**

Share of Freehold

## Property Details

A well-presented, bright and appealing one bedroom flat that has been meticulously cared for by the current owners. The apartment itself benefits from various upgrades as well as a beautifully manicured communal garden and a share of the freehold as well as a fantastic location, moments from the heart of Brixton. One of the most appealing features of this charming flat is the well-appointed, open-plan living space. With high ceilings throughout and no hallways, this lovely flat maximises the square footage on offer without wasting any space on dull and dark unused spaces. The entertaining space is cosy and comfortable with enough room to relax, unwind and dine. The kitchen, which overlooks this area is modern and sleek with plenty of storage, surface space and integrated appliances. The bedroom, which is tucked away at the back, also offers comfortable dimensions with plenty of room for storage as well as a bright and appealing atmosphere. A modern family-sized bathroom completes the property and comes in fantastic condition.

## Features

- One bedroom
- Period conversion
- Light, bright and airy atmosphere
- Share of freehold
- Double glazed throughout for additional peace and quiet
- Private bike shed/ external storage
- Within easy reach of Brockwell park
- Five minute walk to Brixton Station

Council tax band B    EPC rating (null)





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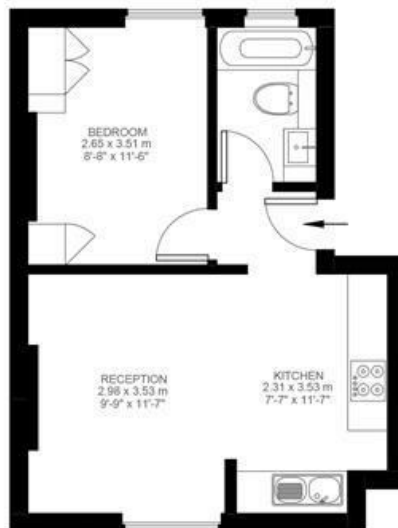
## 1 Bedroom Flat

Approx internal area:

**377 sqft 35 sqm**

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

Effra Road



First Floor



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