



**Cotherstone Road, Brixton, SW2**

1 bedroom flat - conversion for sale

**£499,999**

Share of Freehold

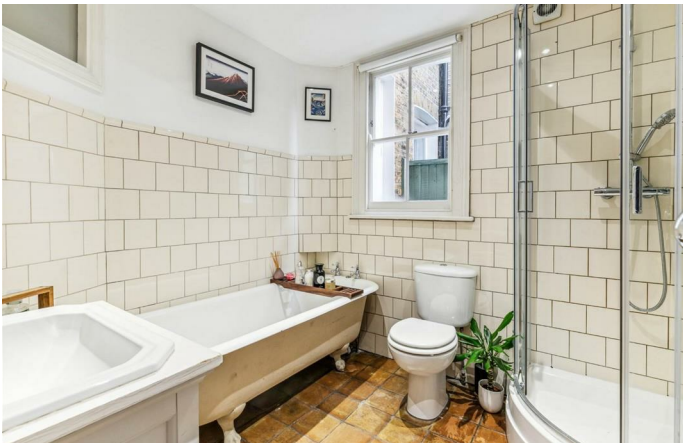
## Property Details

An exceptional example of a one bedroom Victorian garden flat, located on a peaceful and sleepy street. The property has been beautifully presented by the current owners, with a mix of characterful features and contemporary design. Boasting separate reception room, sleek, modern kitchen and a peaceful double bedroom. A truly tranquil and appealing space to relax and unwind, complete with your own secluded, South East facing garden. Subject to the necessary permissions, there is the opportunity to convert this charming home into a two bedroom property by extending into the side-return for which the current owners have planning consent. The area is highly sought after for its neighbourly charm, created by the green spaces of Holmewood Gardens and proximity to Brixton, Streatham Hill and Clapham. Streatham Hill station is a twelve-minute walk with direct trains into Clapham Junction, Victoria and London Bridge. Within an eighteen minute walk, you reach the centre of Brixton and Clapham Common is twenty-one minutes away.

## Features

- One double bedroom
- Planning permission granted for conversion into two bedrooms
- Victorian conversion
- Over 730 square feet of internal space
- Private garden
- Characterful features and ample storage
- Share of freehold
- Easy access to Brixton, Clapham, Streatham and Balham
- Fantastic transport links
- Amenities of Brixton Hill on the doorstep

Council tax band D    EPC rating D (65)

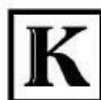
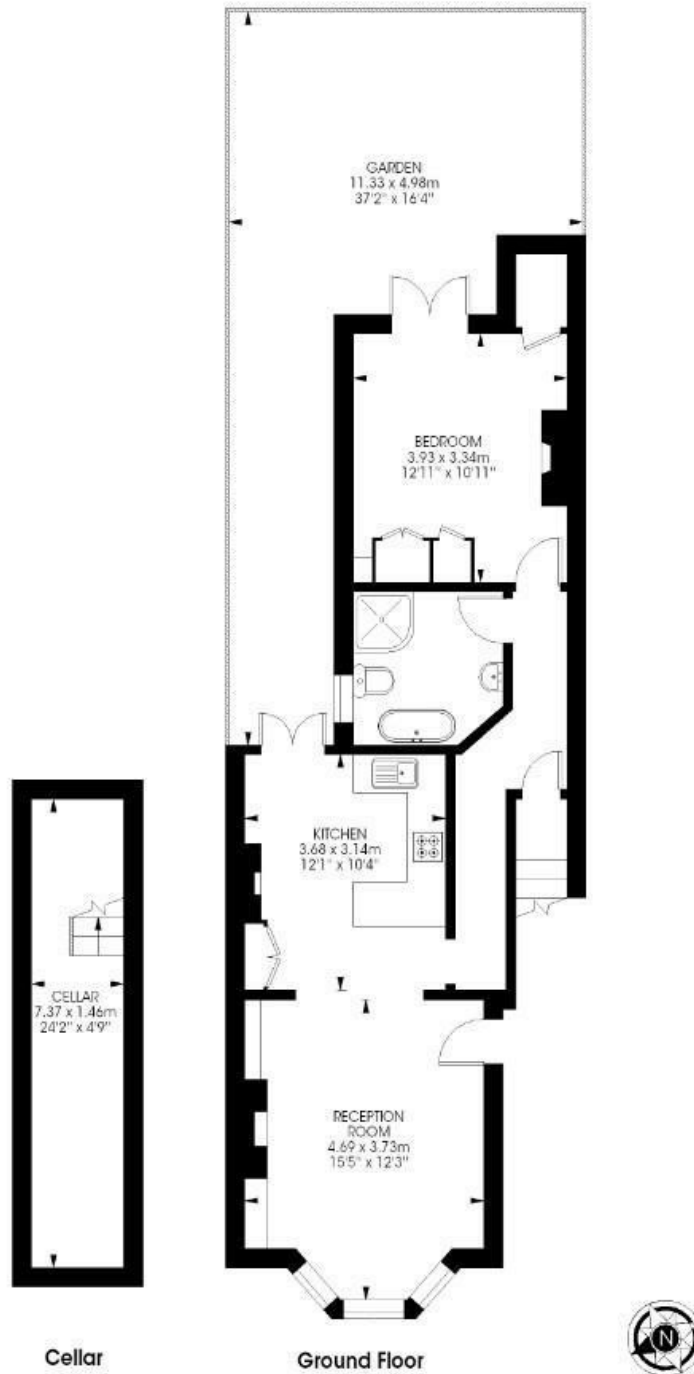




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Approximate internal area: **732 sqft / 68 sqm**



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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