



Brixton Water Lane, Brixton, SW2

2 bedroom flat - purpose built for sale

£450,000

Leasehold

Property Details

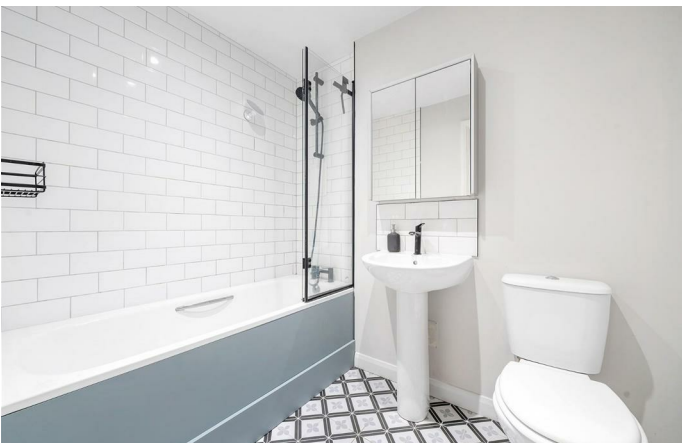
A beautifully presented two double bedroom apartment with a Juliette balcony, offering an exceptional combination of space, light and contemporary design. Situated on the third floor of a modern building, this over 800 sqft home enjoys a bright and airy feel with excellent sound insulation promoting a peaceful atmosphere. The impressive reception room measures almost five metres in length and features bespoke shelving, cosy carpets, space for a study area and large glazing opening onto a Juliette balcony. The separate kitchen diner is stylish and practical, with sleek cabinetry, feature lighting and space for a dining table. Both bedrooms are genuine doubles, with the principal bedroom particularly generous, benefiting from dual-aspect windows. The second bedroom is currently used as a spacious home office but offers excellent flexibility. A neutral bathroom completes the property with a bathtub, rainfall shower and stylish black fittings. Further benefits include private views compared to others in the building, bike storage, high energy efficiency and a supportive community feel.

Council tax band D

EPC rating B (81)

Features

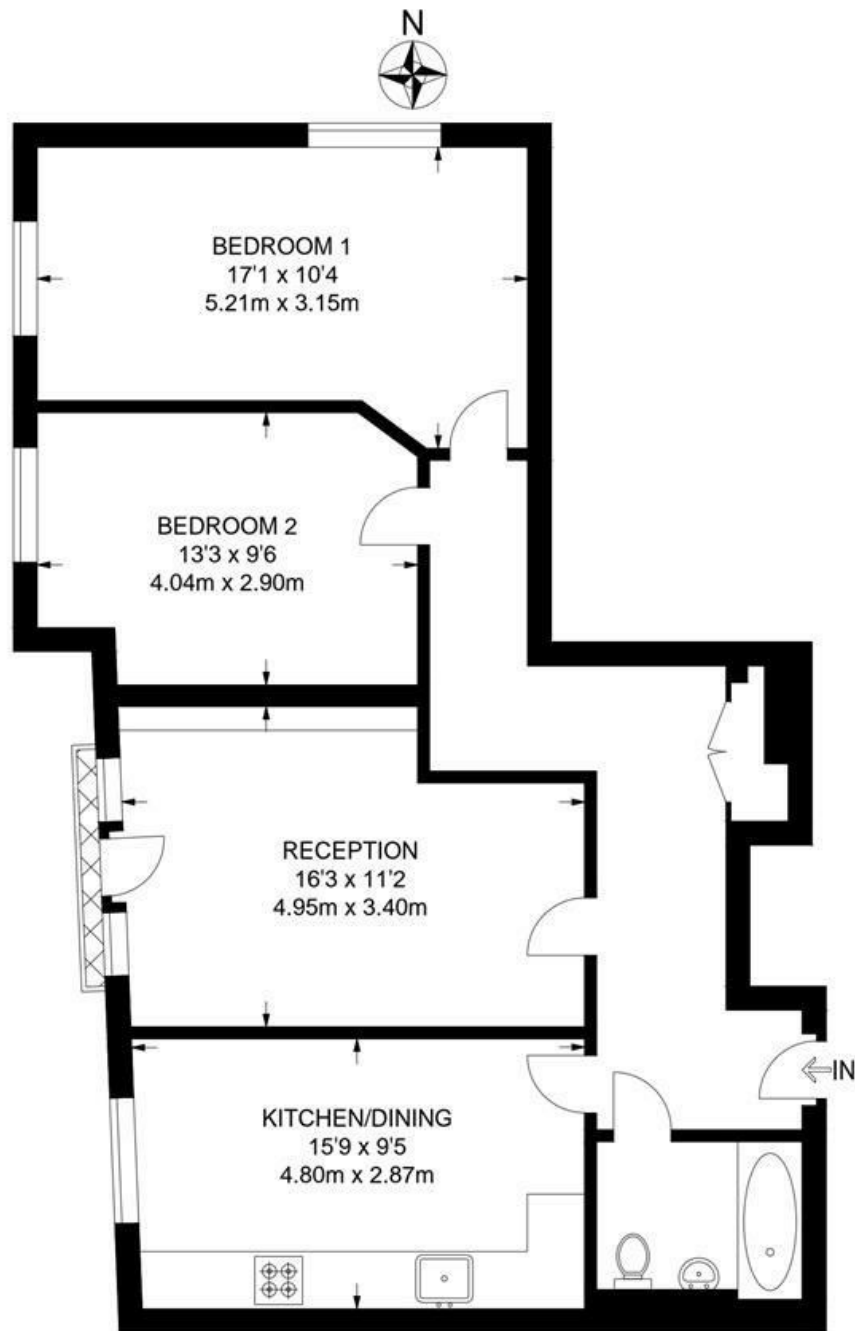
- Two double bedrooms
- Juliette balcony
- Over 800 square feet
- Contemporary building with bike storage
- Bright and airy third floor setting
- Beautifully presented
- Entrance to Brockwell Park just along the street
- Local eateries, supermarket and schools on the doorstep
- Amenities and transport links of Herne Hill and Brixton
- Chain-free



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APPROXIMATE GROSS INTERNAL AREA: **812 SQ FT / 75.4 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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