



## Lyham Road, Brixton, SW2

2 bedroom flat - conversion for sale

**£700,000**

Share of Freehold

### Property Details

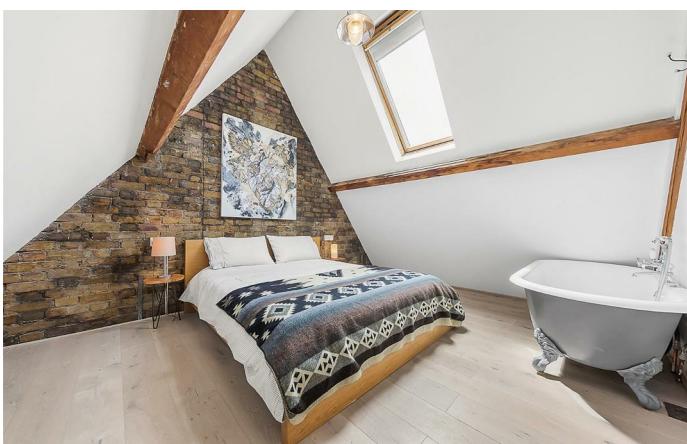
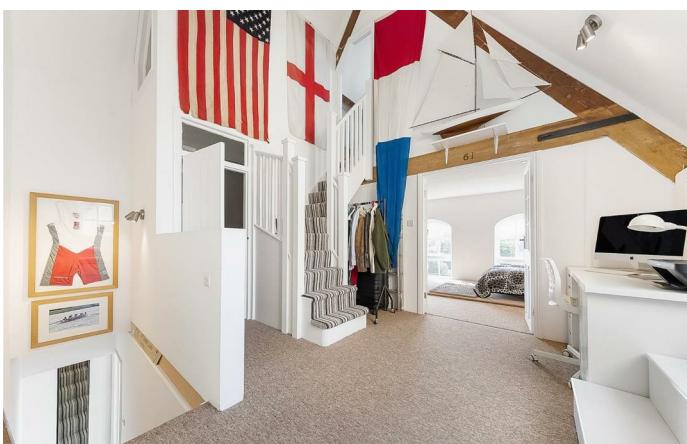
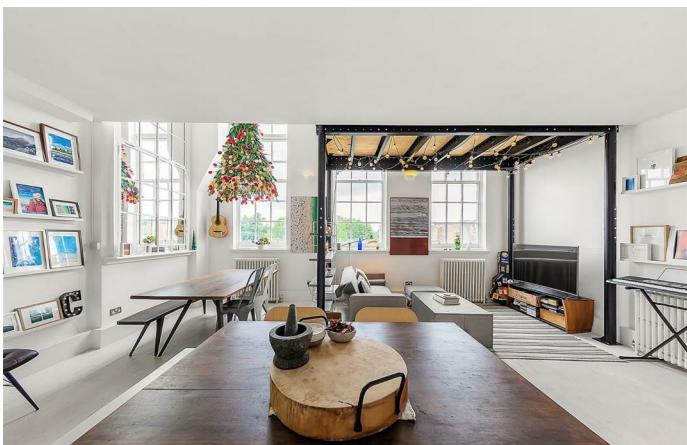
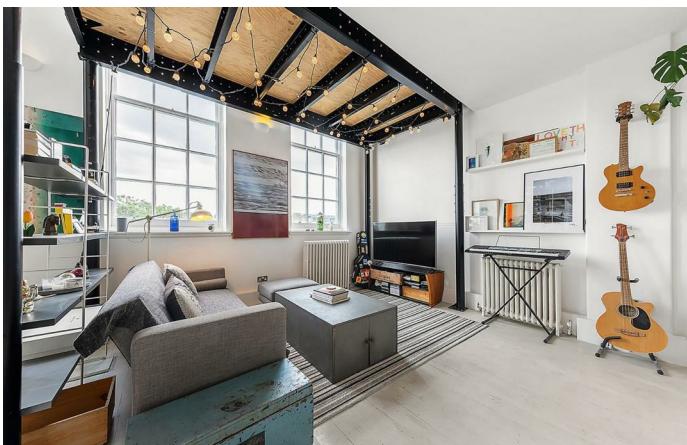
Arranged over the initial floor of this home, a fantastic open-plan living space, packed with impactful features. Double-height sash windows flood the eat-in kitchen with natural light, a fantastic entertaining space with plenty of room to cook and dine in style, complete with a large breakfast bar as well as enough space for a large dining table if desired. The reception area is spacious yet cosy, making the most of the area nestled beneath the mezzanine level. On the floor above, an open hallway that could double up as a second reception/ snug room or perhaps a home office, provides access to the second bedroom (mezzanine level) and provides access to the shared outside area (non-demised and shared with one other apartment), the perfect South-facing spot to soak up some sun during the warmer months and the double doors allow airflow into bright and airy apartment. The second bedroom is ready to use and is fully equipped with a modern en-suite bathroom, however it could easily be repurposed to suit the needs of a purchaser. On the fifth floor of the building, the striking principal bedroom shows off in style with vaulted ceilings, exposed brickwork and a stunning freestanding bath tub.

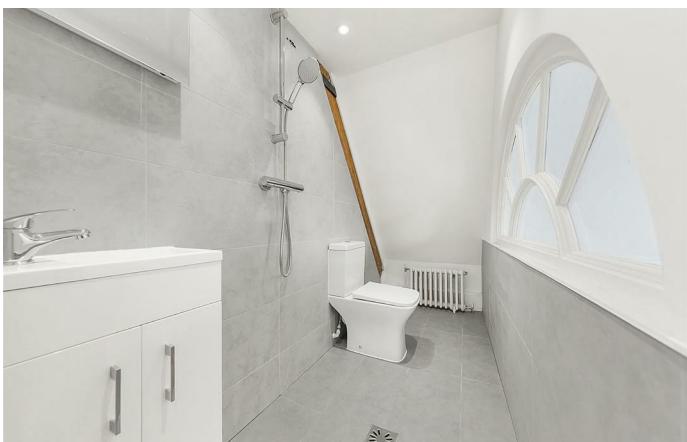
### Features

- Two double bedrooms
- Two bathrooms
- Characterful school conversion
- Split-level over various levels
- Over 1100 square feet of internal space
- Private, allocated parking
- Access to the Victoria and Northern tube lines
- Walking distance to Brixton and Clapham High Streets
- Share of freehold

Council tax band D

EPC rating C (75)





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## 2 Bedroom Flat

Approx internal area:

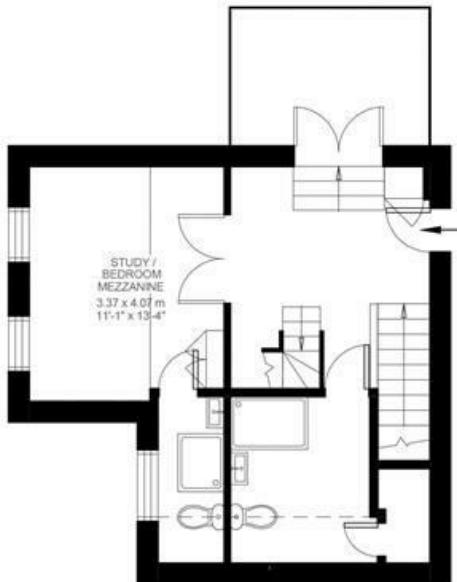
**1140 sqft 106 sqm**

While we do try our very best,  
floor plans are produced as a  
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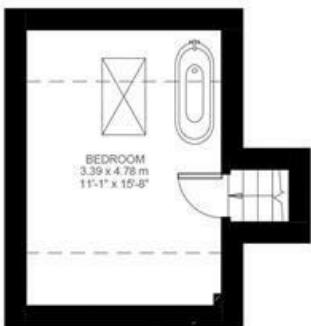
## Lyham Road



Third Floor



Fourth Floor



Fifth floor



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