

**Bourbon Road, Brixton, SW9**

1 bedroom flat - purpose built for sale

**£420,000**

Leasehold

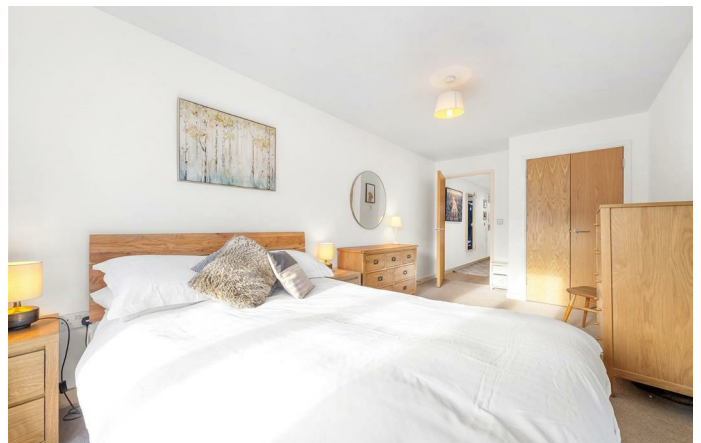
## Property Details

This stylish one-bedroom apartment sits on the third floor of a modern, purpose-built development and is finished to an impressive contemporary standard throughout. The open-plan kitchen and reception forms the heart of the home, featuring white gloss handleless cabinetry with solid worktops, integrated appliances, and a window above the sink for ventilation, with French doors opening onto a covered terrace. Its corner position provides dual-aspect views, enhancing the sense of space, while the terrace offers a sheltered spot to enjoy the outdoors in any weather. The reception is inviting and versatile, complemented by neutral décor and quality finishes. The bedroom provides a peaceful retreat with soft carpeting, a built-in wardrobe, access to the terrace, and a Juliette balcony for additional light and air. A crisp white bathroom with shower over bath, ceramic tiling, and a window ensures practicality and comfort. A bright hallway with a useful storage cupboard completes this well-designed and low-maintenance home.

## Features

- One double bedroom
- Private terrace plus Juliette balcony
- Over 600 square feet
- Secure modern development
- Third floor
- Bright and airy
- Eight-minute walk to Myatt's Fields Park
- Short walk to the Victoria and Northern Lines
- Twenty minute walk to Brixton centre
- Chain-free

Council tax band C    EPC rating C (73)

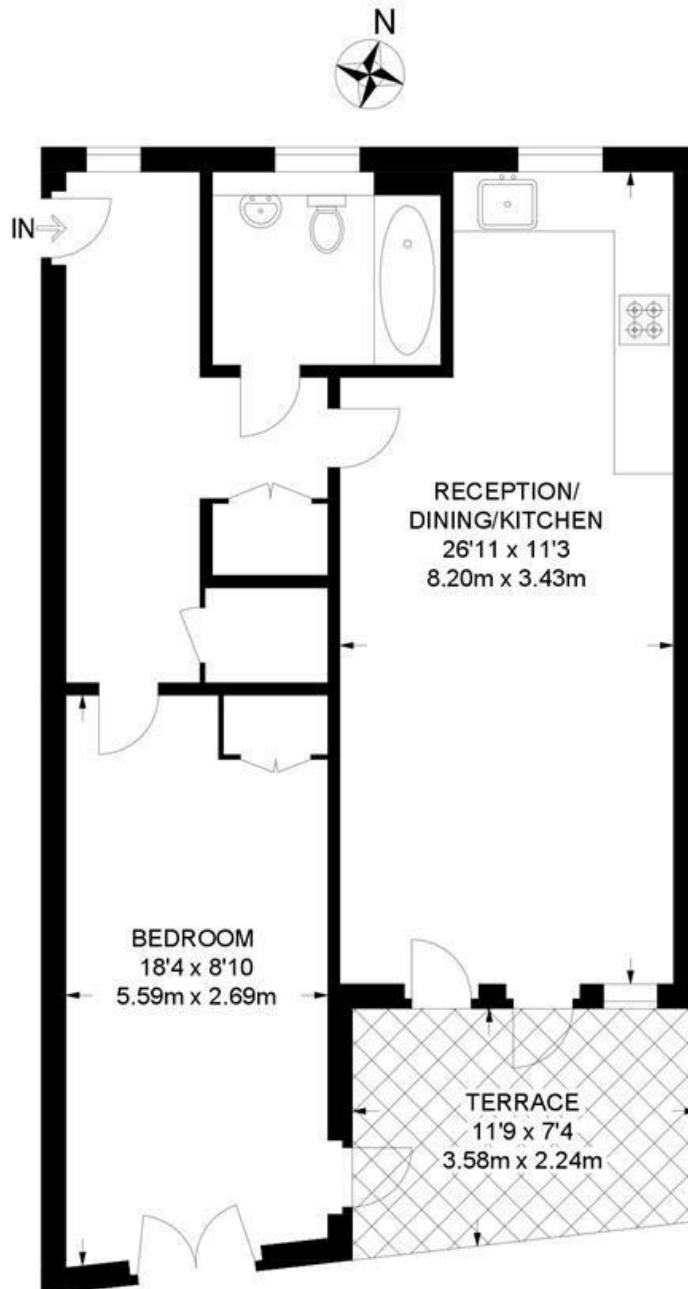




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**1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **637 SQ FT / 59.2 SQ M**



**THIRD FLOOR**



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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