



## Railton Road, Brixton, SE24

1 bedroom flat - conversion for sale

**£475,000**

Leasehold

### Property Details

A charming one bedroom garden flat nestled on the ground floor of a handsome Victorian conversion, in a lovely pocket equidistant between Brixton and Herne Hill centres. Forming the heart of the home, an open-plan reception room neutrally decorated and offering dimensions to lounge, dine and entertain. An integrated kitchen conveniently arranged in an L shape offers ample storage space and plenty of additional room for a dining table. Four floor-to-ceiling windows invite in plenty of natural light, with double doors leading out to the garden. Paved for ease of maintenance the garden is ideal for hosting or sitting under the stars, with the potential to landscape into your own retreat. The bedroom is set to the front of the property, spacious and bright from the large sash window. The family bathroom is adjacent, neutrally decorated and equipped with a bath and overhead shower, perfect for soaking in the bubbles after a stroll around Herne Hill market on Sunday mornings.

### Features

- One bedroom
- Victorian conversion
- Private Garden
- Brixton a four-minute walk
- Herne Hill a seven-minute stroll
- Brockwell Park in under five minutes by foot
- Victoria Line and two overground stations
- Chain free
- Share of freehold will be granted

Council tax band C

EPC rating C (69)





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**1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **571 SQ FT / 53 SQ M**



Ground 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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