Leander Road, Brixton, SW2

2 bedroom flat - conversion for sale

£525,000

Share of Freehold

Property Details

An impressive two double bedroom Victorian conversion with a generous South-East facing roof terrace. The home centres around a beautiful open-plan reception, measuring nearly six metres wide. A large bay window with wooden sashes fills the space with natural light and provides the ideal setting for dining and entertaining. There is room for a comfortable lounge area, complemented by a tropical feature wall, warmly toned flooring and downlighting. The kitchen is arranged in an L-shape to maximise storage and preparation space, with a sociable peninsula. Two genuine double bedrooms are separated for privacy. The principal bedroom sits quietly to the rear with fitted sliding wardrobes and French doors opening onto the roof terrace. Framed by a glass balustrade, the South-East facing terrace enjoys excellent light, low-maintenance decking renewed in 2020 and a leafy outlook, ideal for relaxing or entertaining. The second bedroom is another comfortable double, while the bathroom is finished in neutral marbled tiling with a bathtub, overhead rain shower, storage and heated towel rail. Additional benefits include recent electrical works, a serviced boiler and monthly communal cleaning.

Council tax band C   **EPC rating C (77)**

Features

- Two double bedrooms
- South-East facing roof terrace
- Victorian conversion
- Over 650 square feet
- Sought-after road with annual party
- Large supermarket in five minutes
- Brockwell Park a five-minute walk
- Herne Hill a ten-minute stroll through the park
- Brixton a fourteen-minute walk
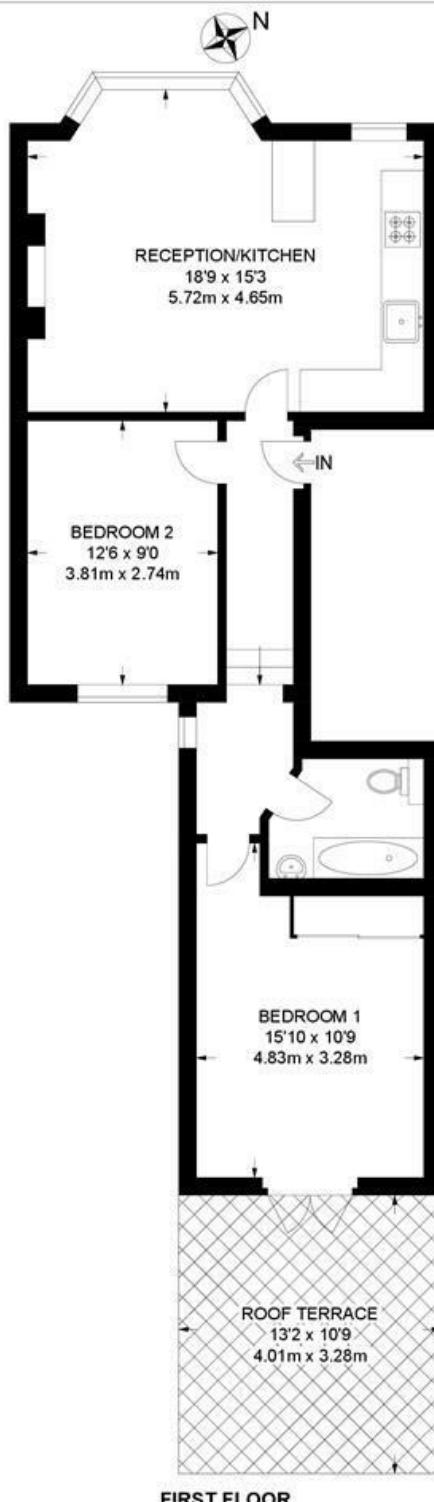- Share of freehold. Chain-free

Leander Road, SW2
2 Bedroom Flat
APPROXIMATE GROSS INTERNAL AREA: **651 SQ FT / 60.5 SQ M**

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RECEPTION/KITCHEN
18'9 x 15'3
5.72m x 4.65m

IN

BEDROOM 2
12'6 x 9'0
3.81m x 2.74m

BEDROOM 1
15'10 x 10'9
4.83m x 3.28m

ROOF TERRACE
13'2 x 10'9
4.01m x 3.28m

FIRST FLOOR

Keating K Estates