



**Mordaunt Street, Brixton, SW9**

4 bedroom house for sale

**£1,300,000**

Freehold

## Property Details

The new purchaser will be spoilt for choice as the property has not one but two idyllic outside spaces. The garden is very pretty and accessed through floor-to-ceiling glass crittal doors. A sizable eat-in kitchen provides plenty of room to dine, cook and entertain, complete with a range cooker, an abundance of surface space and a handy island/ breakfast bar. The dual-aspect reception follows on, a bright and characterful space with high ceilings, a feature fireplace and a log burner. On the first floor, three comfortable double bedrooms. One of which spans the entire width of the house and all come with built-in storage. Demonstrated perfectly by the current owner, having so much space provides a desirable level of flexibility, meaning spare rooms can be multi-purpose or occupied for other requirements. The bedrooms on this floor share a beautifully designed and particularly stylish bathroom, looking out onto the terrace. There is a further large double bedroom on the lower ground floor,, complete with considerable built in storage, and a bathroom worthy of a luxury hotel.

## Features

- Four double bedrooms
- Two bathrooms & a WC
- Victorian end-of-terrace house
- Almost 1600 square feet of internal space
- Private patio garden & a roof terrace
- Unique, characterful and beautifully designed
- Flooded with natural light
- Luxury finishes throughout
- Ideal for access to Clapham, Brixton, Stockwell and their transport links

Council tax band E    EPC rating E (46)





Mordaunt Street, Brixton, SW9



## Mordaunt Street

### 4 Bedroom House

Approx internal area:

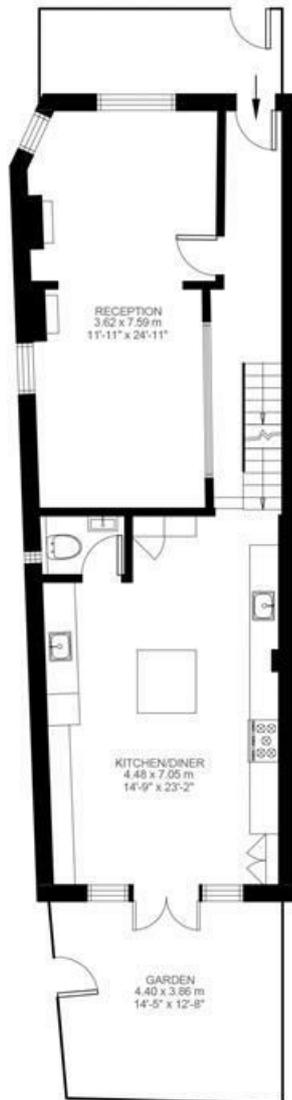
**1592 sqft 148 sqm**

(EXCLUDING STORAGE)  
STORAGE 4.24 SQ.M / 46 SQ.FT  
INCLUSIVE TOTAL AREA 152.24 SQ.M / 1639 SQ.FT

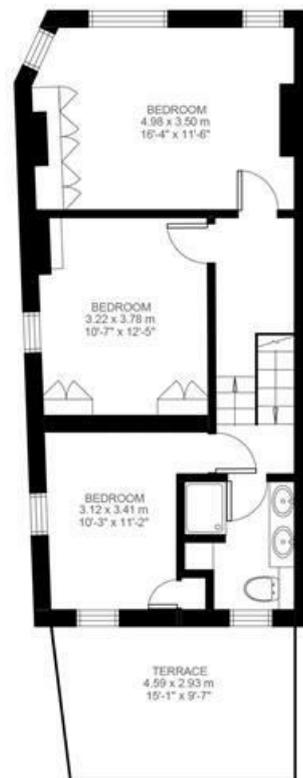
While we do try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented



Lower Ground Floor



Ground Floor



First Floor



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