



**Lanercost Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£625,000**

Leasehold

## Property Details

An immaculate two double bedroom period home set over the first floor, with access to a large garden, located on the popular tree-lined Lanercost Road, with the amenities of Tulse Hill and Brockwell Park nearby. The well-considered layout of this property results in generous room proportions and a bright and airy feel. A spacious lounge is flooded with sunlight and features high ceilings, shuttered windows, space for a large dining table and room to lounge in front of the fireplace. The separate kitchen is designed with neutral cabinetry, concealing integrated mod-cons and storage, with a windowed dining area. The principal bedroom is well-proportioned with built in wardrobes. Also a large double, the second bedroom is set to the rear, allowing for privacy, ideal for sharers. The luxurious bathroom offers a contemporary bathtub and separate walk-in rain shower. A large garden is set to the rear, ideal for hosting summer BBQs or enjoying a catch-up with one of the neighbours, with whom this leafy spot is shared.

## Features

- Two double bedrooms
- Large shared garden
- Victorian conversion
- Over 950 square feet of internal living space
- Separate lounge and kitchen
- Well-presented throughout
- Amenities and transport links of Tulse Hill
- Access to Streatham, Herne Hill, Brixton and West Dulwich
- Short stroll to Brockwell Park

Council tax band D

EPC rating D (68)

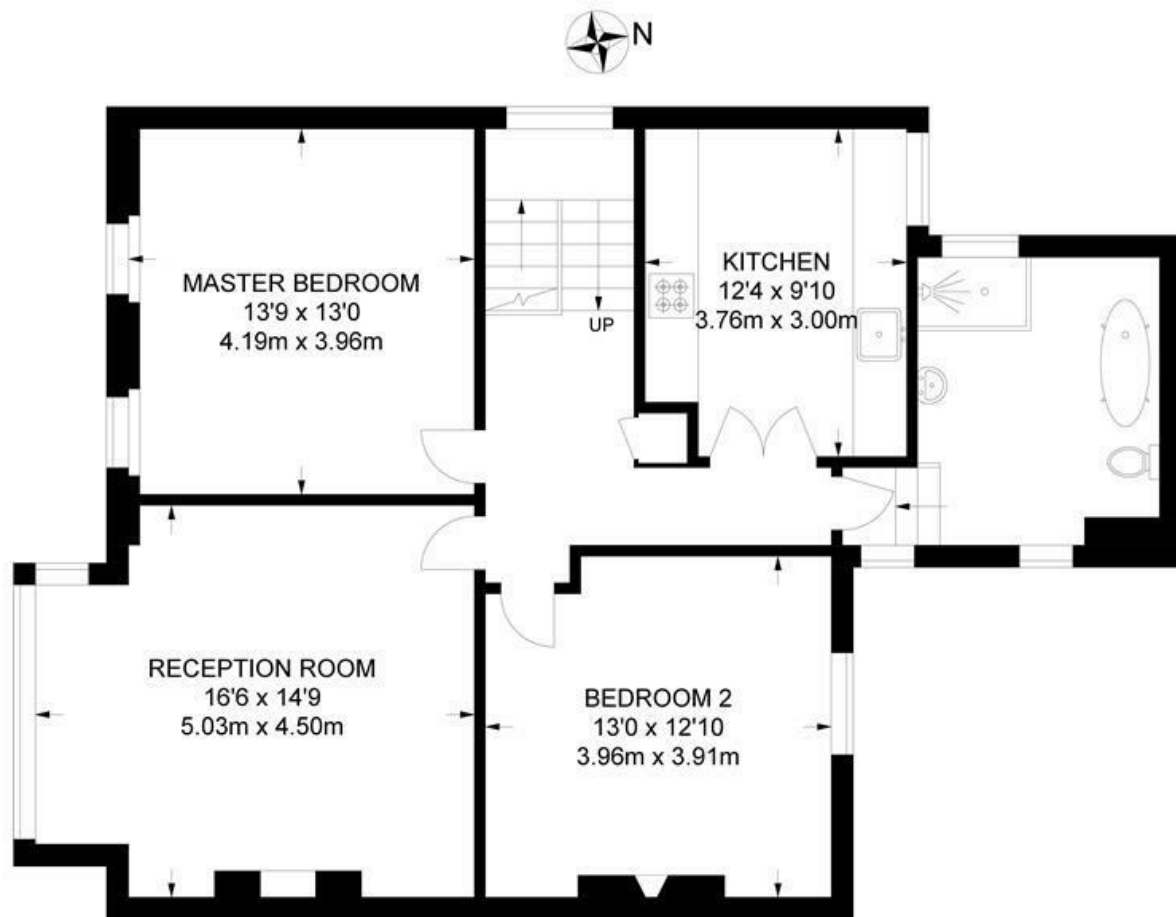




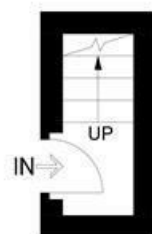
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APPROXIMATE TOTAL INTERNAL AREA: 963 SQ FT / 89.4 SQ M



FIRST FLOOR



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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