



## Lyham Road, Brixton, SW2

2 bedroom flat - purpose built for sale

**£475,000**

Share of Freehold

### Property Details

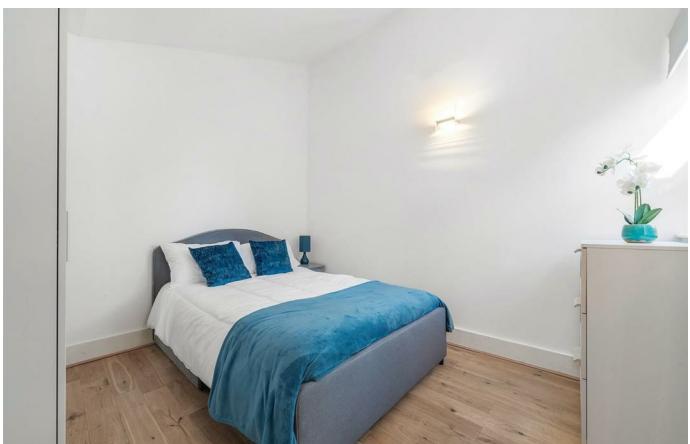
A stylish two double bedroom apartment with a mock Victorian façade, combining period charm with the benefits of a modern build. Located in a Low Traffic Neighbourhood equidistant between the vibrant amenities of Brixton and Clapham. Designed to echo the neighbouring terraces, the property enjoys kerb appeal while offering modern comforts including excellent insulation and energy efficiency. A glass balustrade staircase leads to a welcoming landing, illuminated by a skylight, setting the bright and airy tone found throughout. The reception is a generous and inviting space, framed by contemporary sash windows with plantation shutters, enhanced by a striking butterfly ceiling and additional skylights. A sleek separate kitchen provides ample storage, worktop space, and integrated appliances. Both bedrooms are well-proportioned doubles, quietly positioned with leafy outlooks, complemented by a modern bathroom with bathtub, overhead shower, and skylight. Additional features include loft storage, a new washer/drier (2023), and a new, annually serviced boiler (2022), completing this charming and practical home.

### Features

- Two double bedrooms
- Mock Victorian with the benefits of modern builds
- Bright and stylish
- Over 650 square feet
- Striking lofted ceilings
- Equidistant to Brixton and Clapham
- Access to the Victoria and Northern tube lines
- Local shop on the doorstep
- Share of freehold
- Chain-free

Council tax band C

EPC rating C (77)

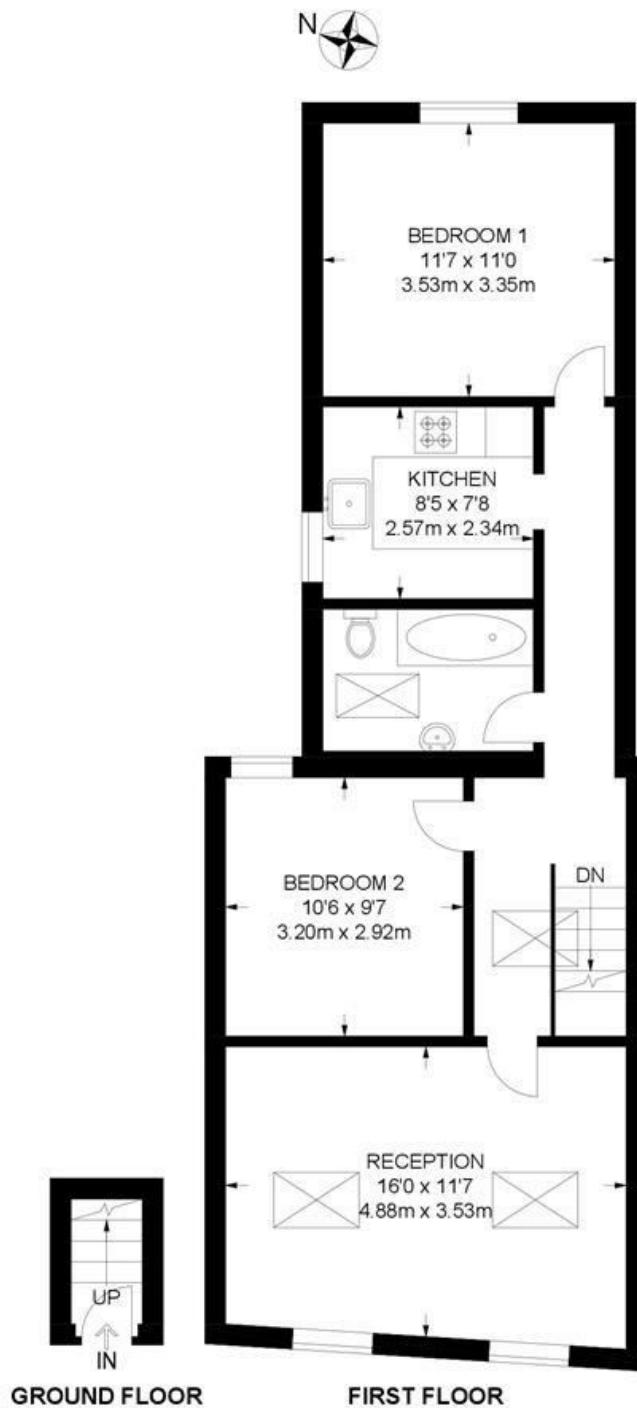


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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **678 SQ FT / 63 SQ M**



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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