



**Brixton Road, Brixton, SW9**

1 bedroom flat - purpose built for sale

**£450,000**

Leasehold

## Property Details

This beautifully presented one double bedroom apartment offers stylish ground floor living with the rare advantage of a generous private garden. The bright open-plan reception provides excellent space to relax, dine and entertain, with a glazed door and large window drawing in natural light and opening directly onto the garden for an easy indoor-outdoor flow. The contemporary wrap-around kitchen features sleek handleless cabinetry, integrated appliances and subtle worktop lighting, creating a sociable and practical setting. Outside, the private garden is thoughtfully arranged with a patio and low-maintenance astro turf, ideal for al fresco dining or unwinding in a peaceful setting. The spacious double bedroom benefits from built-in wardrobes and a calm, cosy finish, while the modern bathroom includes a bathtub with overhead shower and heated towel rail. Further storage is available in the hallway, and the development offers video entry and secure bike storage.

## Features

- One double bedroom
- Large private garden
- Bright and airy
- Secure modern development
- Bike storage
- Opposite the green open spaces of Max Roach Park
- Sought-after location between Brixton, Stockwell and Clapham
- Victoria Line at Brixton Tube Station a five-minute stroll
- Short walk to the Northern Line

Council tax band C    EPC rating C (80)

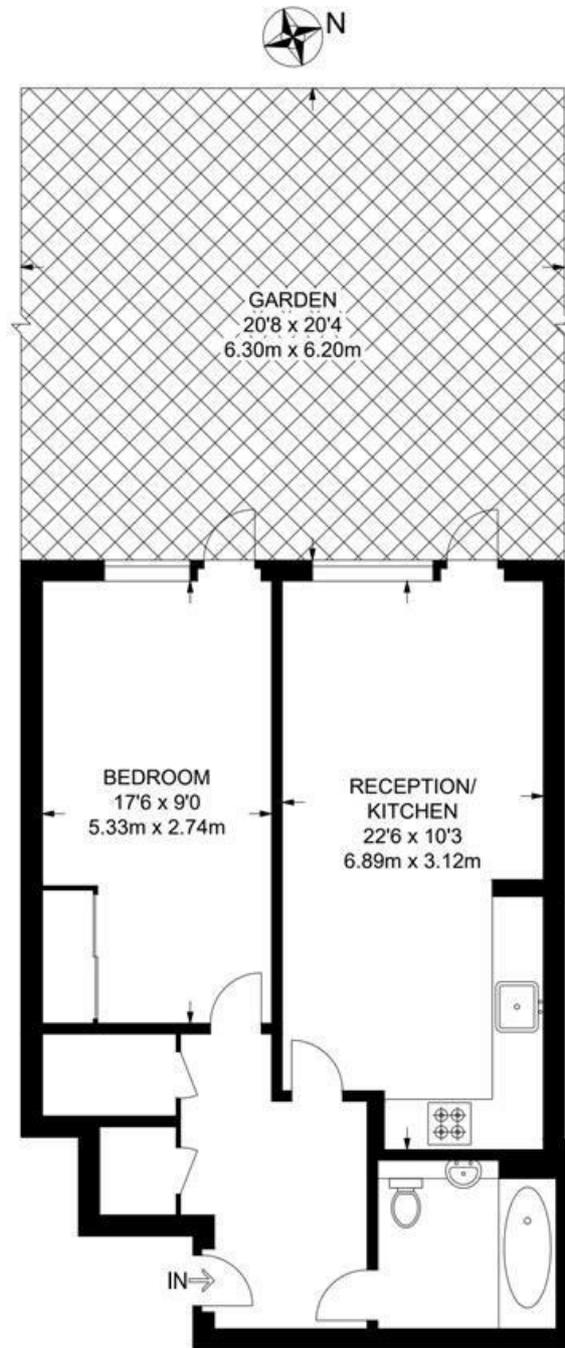




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**1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **546 SQ FT / 50.7 SQ M**



**LOWER 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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