



**Benedict Road, Brixton, SW9**

1 bedroom flat - purpose built for sale

**£375,000**

Leasehold

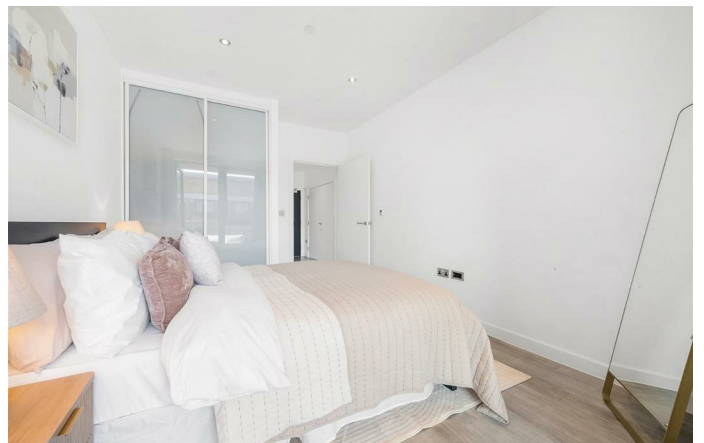
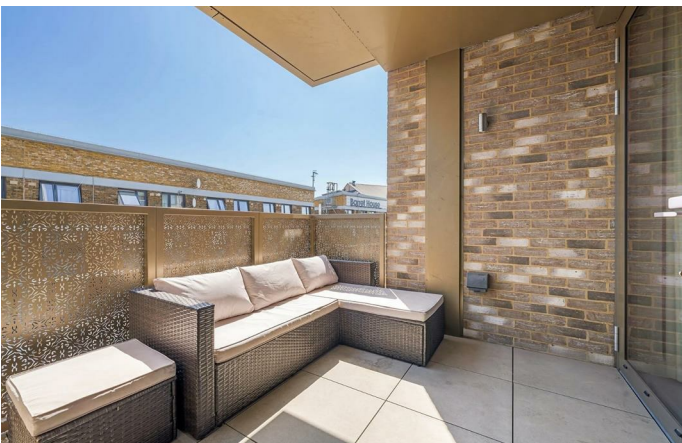
## Property Details

A stylish one double bedroom apartment in a modern development, finished to an impressive contemporary standard throughout. The bright open-plan reception room features floor-to-ceiling windows and a glazed door opening onto a private terrace, creating a seamless indoor-outdoor living space. The sleek kitchen offers matt white cabinetry, grey worktops, ample storage, and integrated appliances including a dishwasher and wine fridge, with a separate utility cupboard in the hall. The spacious double bedroom benefits from a large window, direct terrace access, and fitted wardrobes. A modern bathroom includes a bathtub with rain shower, heated towel rail, and mirrored storage. Contemporary flooring, underfloor heating, and individual heat meters provide year-round comfort and efficiency. Residents enjoy landscaped communal grounds, a children's play area, secure bike storage, lifts, and excellent security including CCTV and video entry. Sustainable features include heat recovery systems and recycling facilities, making this an elegant, practical, and energy-conscious home.

## Features

- One double bedroom
- Balcony off reception and bedroom
- Secure modern development
- Additional residents' terrace
- Lift access and bike storage
- Central Brixton a two-minute stroll
- Clapham and Stockwell both walkable in ten-fifteen minutes
- Short walk to the Victoria and Northern Lines
- Chain-free

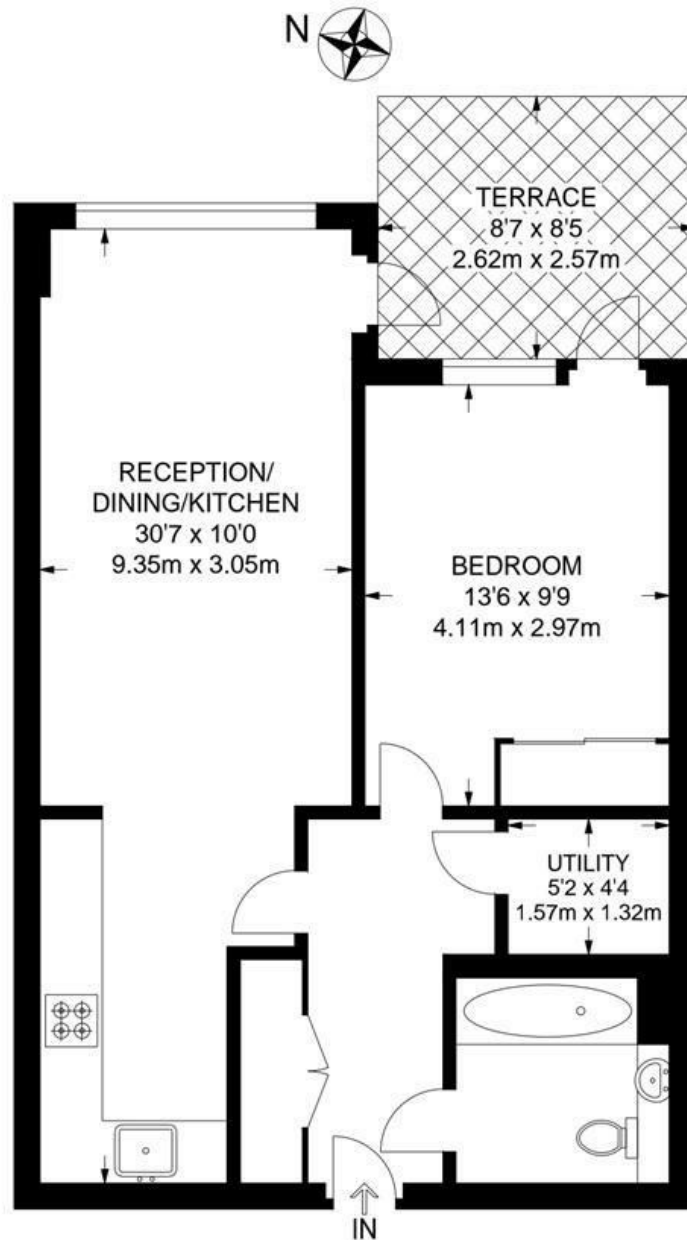
Council tax band C    EPC rating B (85)



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**1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **566 SQ FT / 52.6 SQ M**



**SECOND 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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