



## St. James's Crescent, Brixton, SW9

2 bedroom flat - purpose built for sale

**£520,000**

Leasehold

### Property Details

A spacious two bedroom apartment with a private balcony, set on the fifth floor of a modern development in the heart of Brixton. Elevated above the surrounding area, the property enjoys far-reaching views, including the City skyline and London Eye, plus an abundance of natural light. Energy-efficient design, modern soundproofing and sleek contemporary finishes create a stylish yet practical home, ready to move straight into. The generous open-plan reception is flooded with light through full-height glazing, with space to lounge, dine and entertain alongside a contemporary integrated kitchen and separate hallway utility cupboard. The private balcony provides an ideal spot to relax and enjoy the outlook. The two bedrooms are thoughtfully separated for privacy, with a principal featuring fitted wardrobes and a built-in desk or dressing table, while the second suits guests, a home office or nursery. Further benefits include excellent storage, lift access, secure entry, residents' gardens and secure residents' bike storage. \*Lead reception image, and one photo of principal bedroom have been virtually staged with furnishings\*

### Features

- Two bedrooms
- Private balcony
- 5th floor views
- Over 800 square feet
- Contemporary development
- Secure bike storage
- Central Brixton a five-minute walk
- Victoria line a seven-minute stroll
- Loughborough Junction Station a six-minute walk
- Chain-free

Council tax band D

EPC rating B (86)



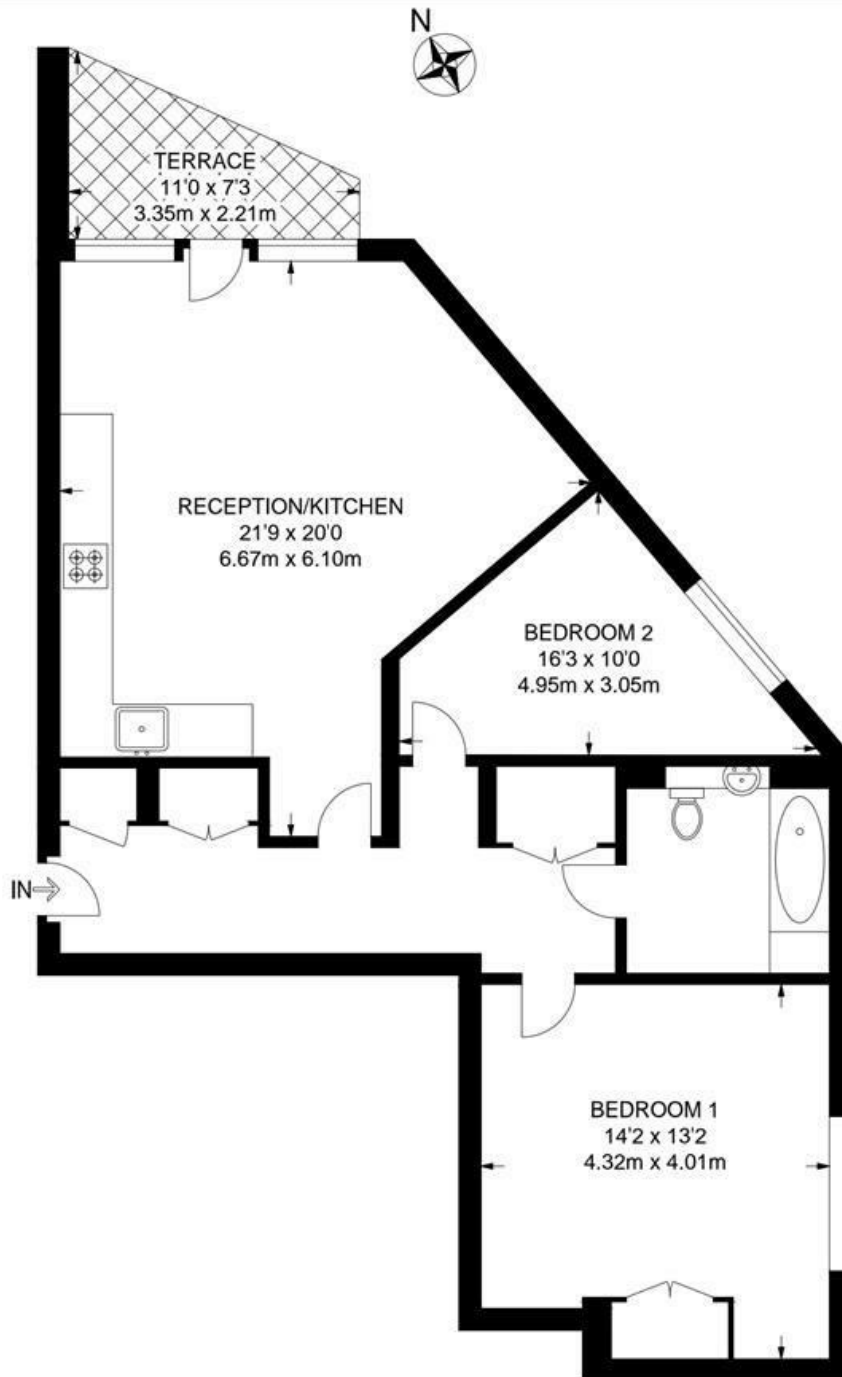


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### 2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 802 SQ FT / 74.5 SQ M



FIFTH 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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