

**Dalyell Road, Brixton, SW9**

3 bedroom flat - conversion for sale

**£825,000**

Leasehold

## Property Details

A beautifully finished three double bedroom, two bathroom split-level apartment with a South-West facing private garden, set over two spacious floors and 1,000 square feet. This elegant home blends period charm with stylish modern touches. The inviting reception room is bathed in natural light, featuring pale wooden flooring, neutral décor and a seamless flow into the bright kitchen diner below. With shaker-style cabinetry, crisp worktops and direct access to the private garden, this charming space is ideal for entertaining or relaxing. Each of the three double bedrooms is generously sized and carpeted in plush flooring laid under two years ago. The principal bedroom boasts a sleek en-suite and garden access. The second sits beside a luxurious marble-tiled family bathroom with walk-in shower and double-ended tub. The third, behind a bay window with plantation shutters, makes an ideal guest room or home office. The property further benefits from ample built-in storage, a full repaint, and two newly fitted bathrooms, ready for immediate enjoyment.

Council tax band D

EPC rating C (72)

## Features

- Three double bedrooms
- Two bathrooms
- South-West facing garden
- Over 1,000 square feet
- Split over two floors
- Beautifully presented
- Neighbourly residential street
- Brixton a three-minute stroll
- Clapham High Street a ten-minute walk
- Victoria and Northern lines plus the Overground





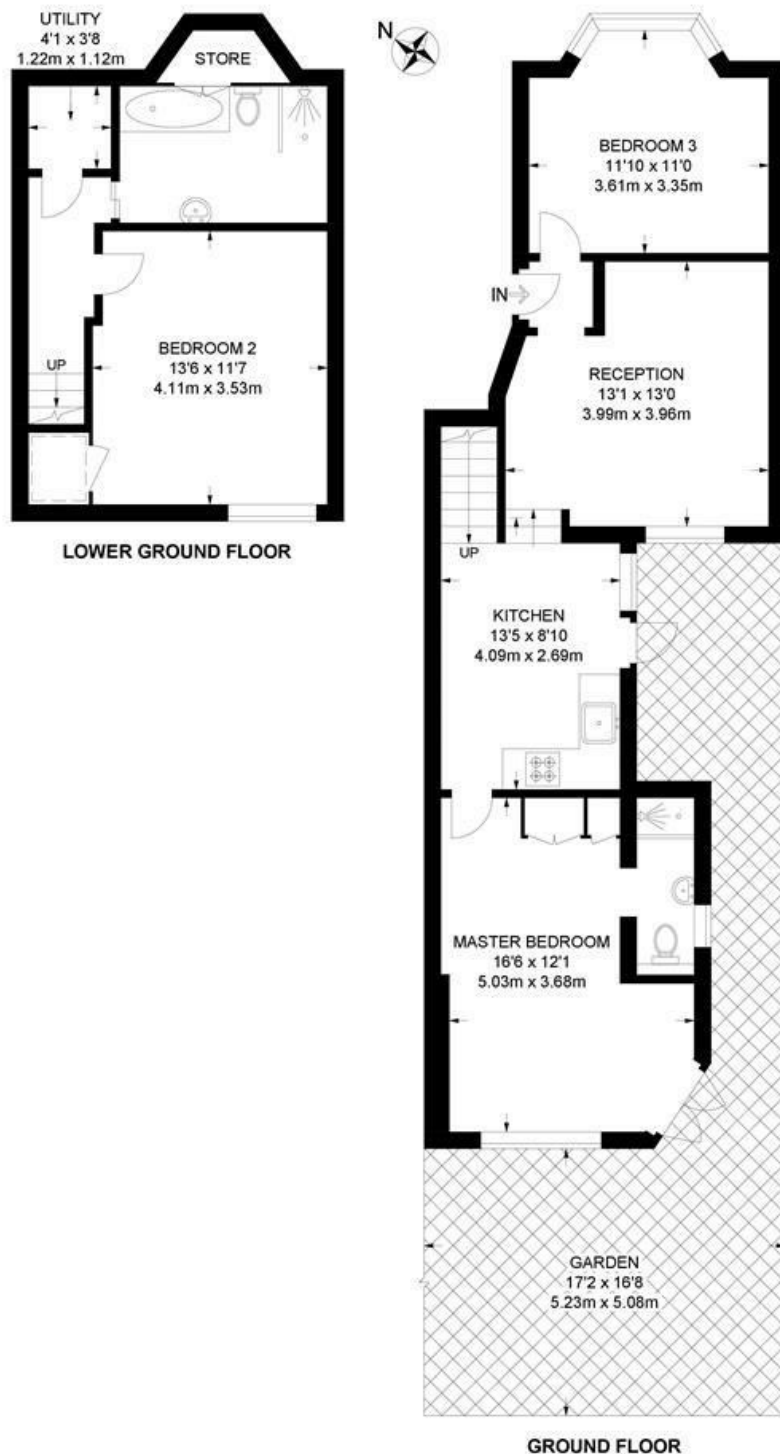


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APPROXIMATE GROSS INTERNAL AREA: 1,001 SQ FT / 93 SQ M



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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