

**Beechdale Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£525,000**

Leasehold

## Property Details

A characterful two-bedroom flat with a private South-facing garden, arranged over the ground floor of an attractive period conversion ideally situated just off Brixton Hill. This fantastic property has so much potential, a blank canvas ready for the new purchaser to move in and make it their own. Nestled at the front of the building is appealing reception room boasting high ceilings decorated with ornate corning, modern alcove storage and wooden flooring. With ample space to lounge, this heart of the home is perfect for cosying up in front of the feature fireplace.

A neutral bathroom with bath and overhead shower sits adjacent to the reception room. The kitchen follows with integrated appliances and ample storage for any passionate home chef, with direct access through the un-extended side return and out to the garden. The two bedrooms are both similar in size and tucked away quietly at the back of the building with built-in storage. A large South-West facing private garden is set to the rear, the ideal low-maintenance green spot for hosting summer BBQs, whiling away Sunday morning with the paper or soaking up the sun. There is also potential to extend on the ground floor, subject to the necessary permissions, adding value and increasing the overall square footage.

## Features

- Two double bedrooms
- Victorian conversion
- Characterful features throughout
- Private South-West facing garden
- Potential to extend, subject to the necessary permissions
- Over 700 square feet of internal space
- Short walk to Brockwell Park
- Brixton Village and Brixton tube station within a ten-minute walk
- Chain-free

Council tax band D

EPC rating D (63)

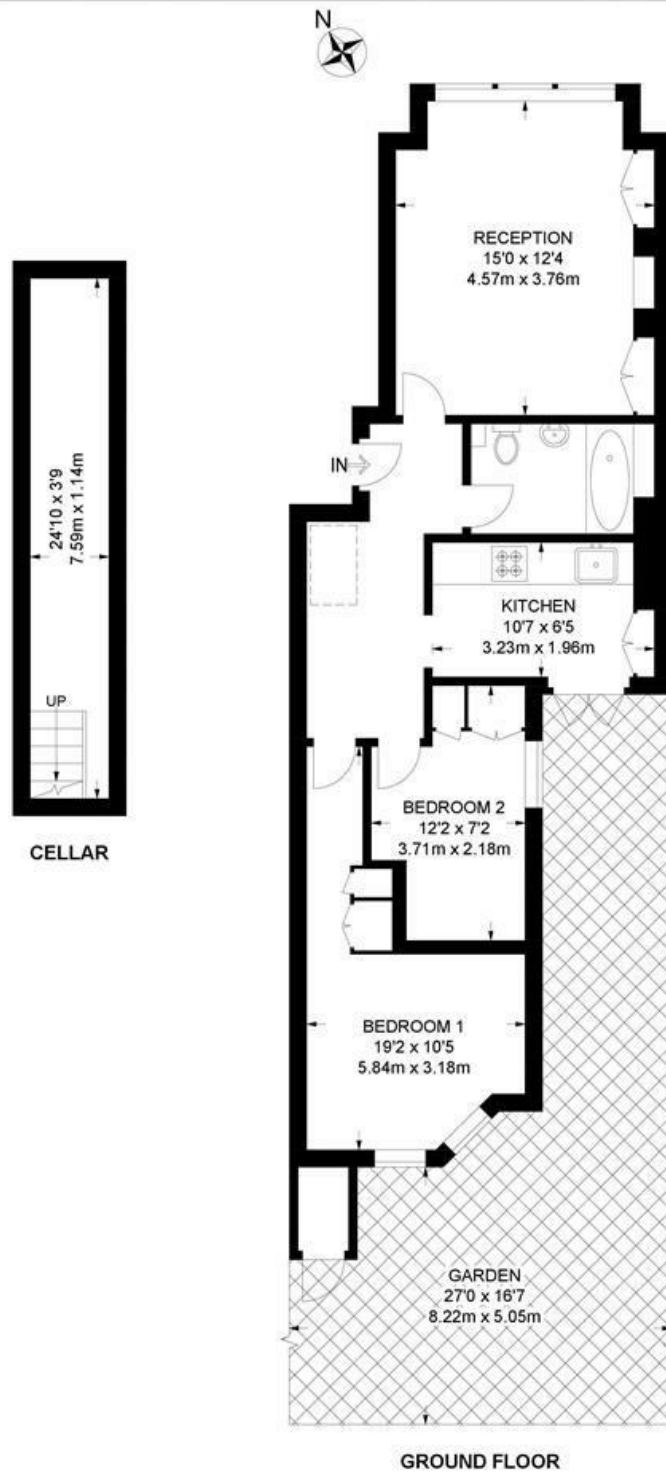




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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **701 SQ FT / 65.1 SQ M**  
APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: **608 SQ FT / 56.5 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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