



## Brixton Hill, Brixton, SW2

2 bedroom flat - purpose built for sale

**£385,000**

Leasehold

### Property Details

A spacious split-level two bedroom flat on Brixton Hill, set within a characterful Art Deco building with well-maintained shared gardens. This appealing home is tucked away to the rear of the building enjoying a quiet setting plus double glazing throughout, whilst still benefitting from a fantastic location minutes from the heart of Brixton. The reception room offers sizeable proportions, flooded with natural light from large windows and featuring wooden flooring, with comfortable space to lounge on a large sofa or dine with friends. Keeping the dishes tucked separately away, the kitchen sits adjacent with contemporary gloss white cabinetry with ample storage and plentiful work surfaces. Hallway storage provides a place to keep belongings neatly away. Upstairs, both bedrooms are generous doubles, offering built in wardrobes yet still allowing room for additional storage and enjoying views through large windows over the rooftops to one side and leafy views of the gardens to the other. The bathroom is modern yet traditionally styled, complete with storage and equipped with both shower and bath. Further benefits include a large shared garden, electric gates and a lift, as well as a friendly community spirit.

### Features

- Two double bedrooms
- Large communal garden
- Sought-after Art Deco building
- Quietly tucked away to the rear of the building
- Split over two floors
- Separate kitchen and reception
- Located a three-minute stroll to central Brixton
- Start of the Victoria line a five-minute walk
- Short stroll to Brockwell Park
- Chain-free

Council tax band C

EPC rating C (75)

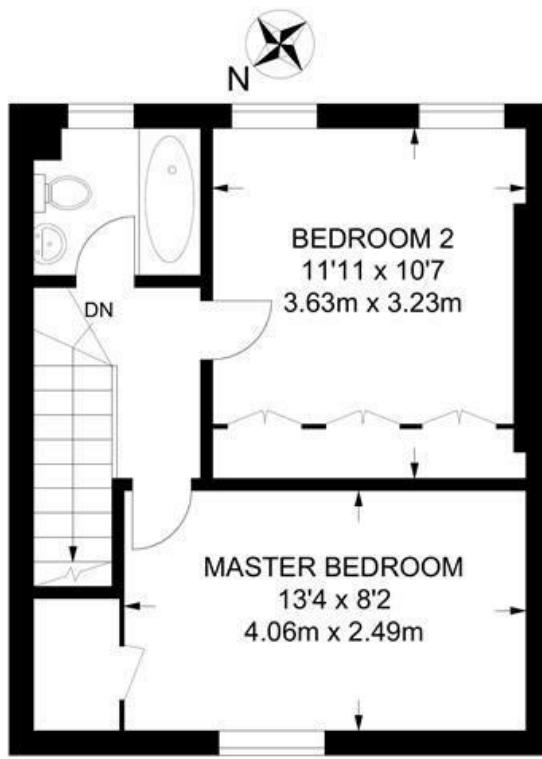


Brixton Hill, Brixton, SW2

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**2 Bedroom Flat**

APPROXIMATE TOTAL INTERNAL AREA: **610 SQ FT / 56.7 SQ M**



**FIRST 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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