

**Lyham Road, Brixton, SW2**

2 bedroom flat - conversion for sale

£475,000

Leasehold

Property Details

A charming two bedroom apartment with a private roof terrace offering sunrise views over the rooftops. Arranged over the first floor of a handsome Victorian townhouse on Lyham Road. The inviting open-plan reception room is ideal for cooking, dining, and unwinding, featuring contemporary flooring and multiple windows. The sleek kitchen is neatly tucked to one side, maximising space without disrupting the flow of natural light. Both bedrooms are peacefully positioned at the rear, overlooking leafy gardens. Well-proportioned and separated for privacy, they suit sharers or those wishing to rent a room. The principal bedroom enjoys direct access to the private terrace—a perfect retreat for morning coffee or evening relaxation under the stars. The bathroom includes a bathtub with a shower above. A blank canvas, the apartment is ready to move into while offering scope for personalisation. With its combination of charm, space, and potential, this home is a fantastic opportunity for buyers seeking a stylish yet adaptable living space. Share of freehold will be granted upon the sale of final flat in the building.

Council tax band C **EPC rating D (66)**

Features

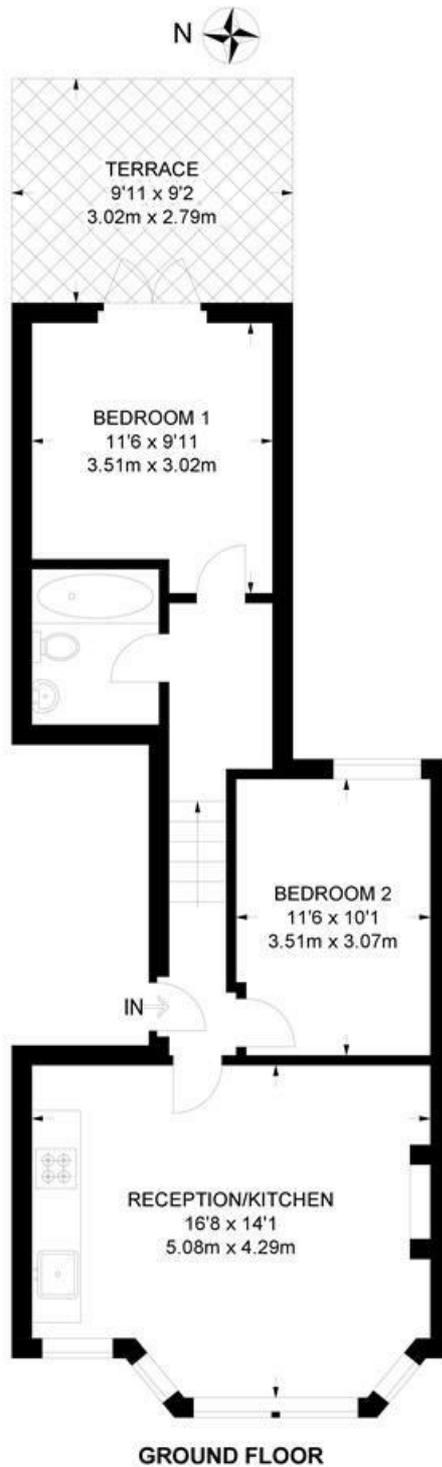
- Two double bedrooms
- Private terrace with sunrise views over the rooftops
- Victorian conversion
- Light and airy atmosphere
- Great location between Clapham and Brixton
- Local amenities on the doorstep
- Short stroll to Abbeville Village
- Northern and Victoria lines, plus the Overground
- Chain Free
- Share of freehold will be granted



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APPROXIMATE GROSS INTERNAL AREA: **511 SQ FT / 47.5 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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