



**Effra Road, Brixton, SW2**

**£550,000**

2 bedroom flat - conversion for sale

## Property Details

The semi-open plan kitchen and reception create the heart of the home, a large open reception-diner opens onto a sleek and modern kitchen, with glass double doors feeding out to a lovely private patio garden. The space is ideal for entertaining, relaxing and unwinding as well as dining. The kitchen itself is an aesthetically appealing space with modern finishes and trendy tiling. There is plenty of storage options and surface space, as well as a handy storage area tucked away to the side; ideal for utilities and clutter. The larger of the two bedrooms is a particularly impressive space. A large room with a bright and airy atmosphere, drenched in sunlight through a characterful bay window that overlooks the long, leafy front garden and plenty of space for storage, dressing tables or anything else the purchaser may require. A modern three-piece bathroom separates the two bedrooms and creates a level of privacy, which can be particularly handy if sharing with friends or renting out a room. The second room is still a well-proportioned double with a peaceful location towards the rear of the building.

## Features

- Two double bedrooms
- Victorian conversion
- Over 800 square feet
- Private garden
- Bright and airy throughout
- Ideally located minutes from central Brixton
- Minutes from Brockwell Park

Council tax band C    EPC rating D (60)



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Effra Road

2 Bedroom Flat

Approx internal area:

**805 sqft 75 sqm**

While we do 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



Basement

Ground Floor



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