



**Coal Lane, Brixton, SW9**

2 bedroom flat for sale

**£600,000**

## Property Details

The apartment comprises an impressive open-plan reception and kitchen, with large glass doors that allow natural light to flood the room, opening out onto a private balcony that spans the width of the living room and principal bedroom. This is a truly spectacular space, with serious Wow Factor and an abundance of room for dining, relaxing and entertaining guests. The beautifully finished, gloss kitchen is complete with integrated appliances and all you may need in terms of worktop and storage space. Glass and natural light are a running theme throughout this apartment and the two comfortable double bedrooms are flooded with light from floor to ceiling large-pane windows, glazed to the highest modern energy standards. The principal bedroom benefits from a convenient en-suite bathroom, large fitted wardrobes and direct access to the balcony. There is also the added benefit of a small study room, ideal for a home office set up but would also be suitable for extra storage or a walk-in wardrobe. Last but not least, there is a spacious, luxury family bathroom with a high standard of fittings. This beautiful property will appeal to a wide range of potential purchasers, from first-time buyers and owner occupiers, to buy to let investors or anyone looking for a fantastically located pied-à-terre.

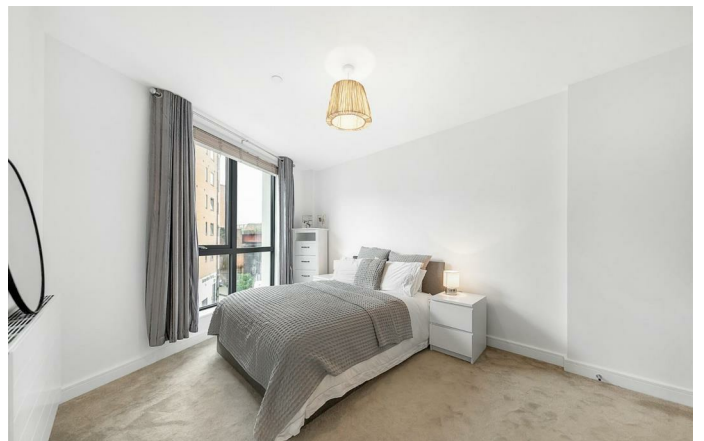
## Features

- Two double bedrooms
- Two bathrooms
- Study
- Triple glazed windows throughout, creating a peaceful atmosphere
- South-West facing private balcony
- Over 800 square feet of internal space
- Bright and airy atmosphere throughout
- Heart of Brixton in minutes
- Close to transport links
- Chain-free

Council tax band D

EPC rating B (85)





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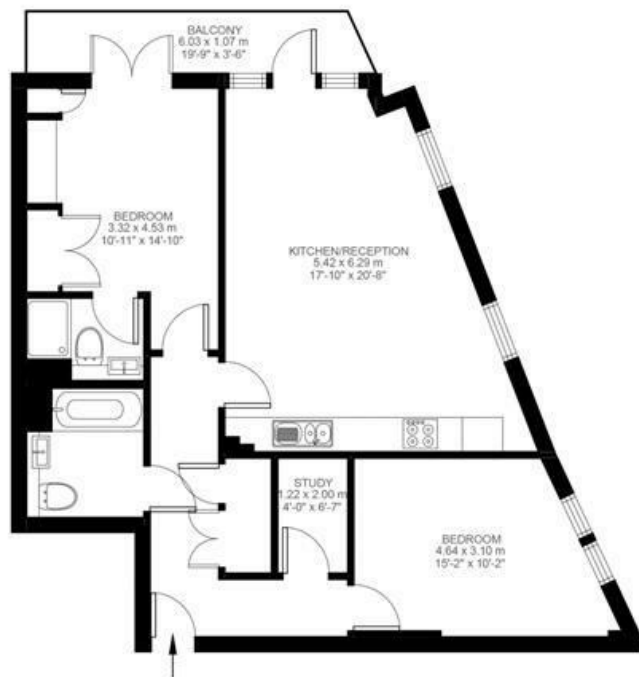
## 2 Bedroom Flat

Approx internal area:

**804 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

## Coal Lane



Second Floor





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