

## Benedict Road, Brixton, SW9

1 bedroom flat - purpose built for sale

**£435,000**

Leasehold

### Property Details

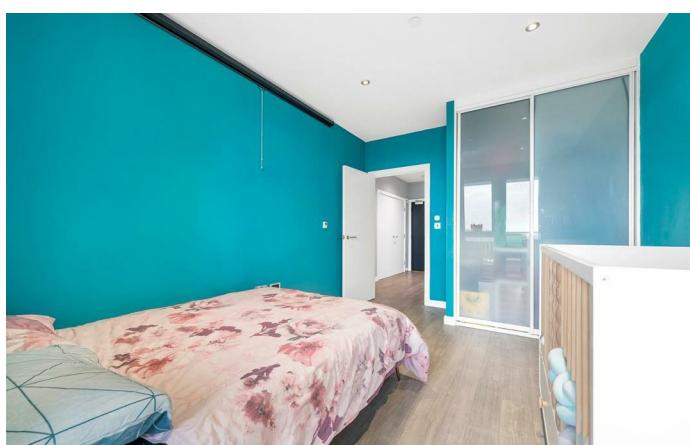
A one bedroom apartment with a private terrace on the fifth floor of a modern development, finished to an impressive standard. The open-plan reception room is bathed in natural light from floor-to-ceiling windows and a full-height glazed door leading onto the private terrace. Painted in deep blue with a stylish panelled feature wall, the space is perfect for relaxing, working, or entertaining, and the terrace extends the living area outdoors, offering a tranquil outdoor spot. The contemporary kitchen features sleek white matt cabinetry, grey worktops, and fully integrated AEG appliances, including a fridge-freezer, oven, microwave, dishwasher, washer/dryer, and wine fridge. The double bedroom includes a large window, glazed door to the terrace, and fitted wardrobe, while the bathroom boasts a white suite, ceramic tiling, a thermostatic shower, heated towel rail, and mirror-fronted cabinet. Karndean flooring flows throughout, while underfloor heating with individual meters ensures a warm, energy-efficient environment, and a utility cupboard in the hallway provides convenient storage. Residents benefit from lift access, landscaped communal grounds, secure bike storage, CCTV, and eco-friendly features.

### Features

- One double bedroom
- Private terrace off reception and bedroom
- Fifth floor with striking views
- Secure modern development
- Residents garden and bike storage
- Lift access
- Nine-minute walk to Brixton tube
- Brixton, Stockwell, Clapham triangle
- Short walk to the Victoria and Northern Lines
- Chain-free

Council tax band C

EPC rating B (84)



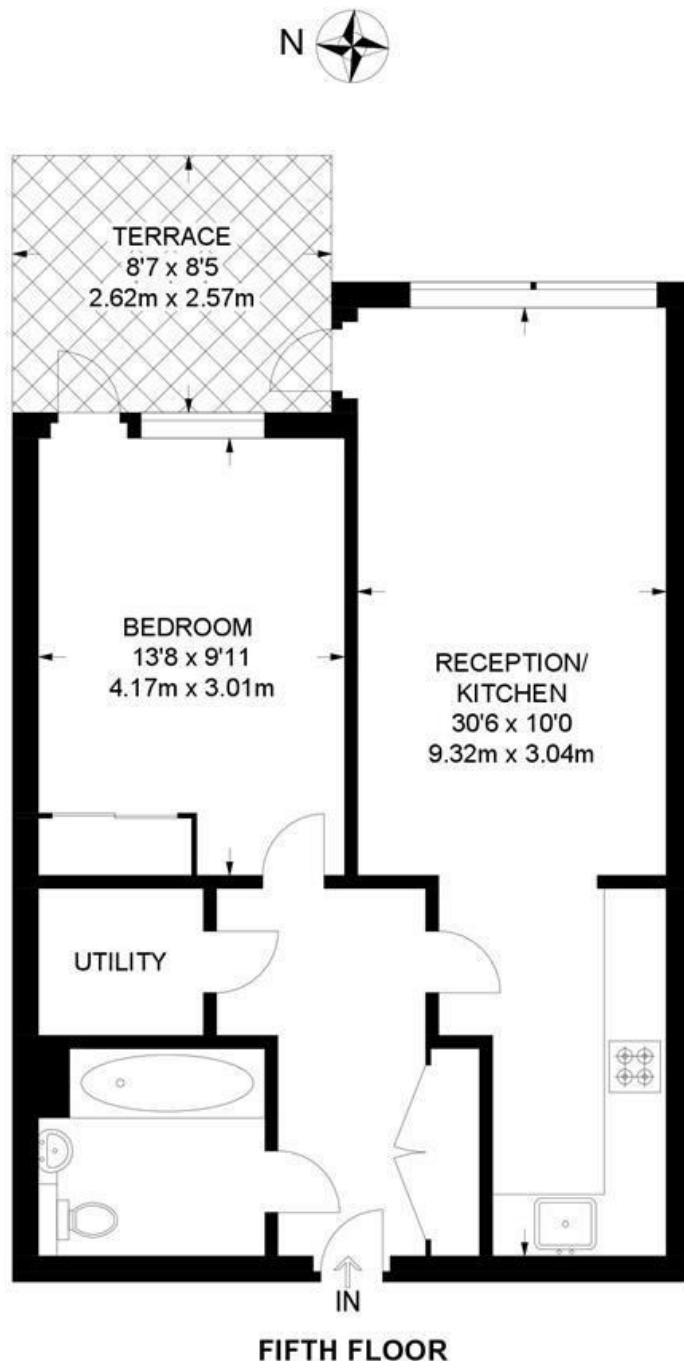


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**1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **579 SQ FT / 54 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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