



**Solon Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£535,000**

Leasehold

## Property Details

A bright and versatile two double bedroom split-level Victorian flat. This appealing and home measures over 700 square feet, set to the upper floors with an abundance of natural light and privacy. An expansive reception has multiple sash windows and characterful features creating a pleasant place to lounge and dine. The separate kitchen is well-equipped with the majority of the white goods recently replaced a bright room with all you need in terms of worktops and storage. A rarity for period conversions, both bedrooms are generously proportioned doubles nestled to the rear on slightly differing floors to allow a level of privacy. The principal is particularly sizeable, a wonderfully tranquil room with a feature fireplace and dual aspect windows. The neutral bathroom is fitted with both a bath and overhead shower. Copious storage is on offer within the demised loft, with precedent set should the purchaser wish to seek permission to extend into this space, adding an additional bedroom and bathroom. The boiler was replaced in 2024 and the parapet walls on the roof rendered and flashings all renewed the same year. The current vendor also extended the lease to 165 years, also removing ground rent, in 2014.

Council tax band D

EPC rating D (66)

## Features

- Two double bedrooms
- Victorian conversion
- Bright and airy
- Characterful features
- Potential to extend STPP - Demised loft space
- Amenities in every direction
- Residential street an equal distance to Brixton and Clapham High Streets
- Victoria and Northern tube lines both a short stroll away
- Chain-free





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APPROXIMATE GROSS INTERNAL AREA: **738 SQ FT / 68.6 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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