



**Ratray Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£565,000**

Leasehold

## Property Details

A two double bedroom flat with a South-West facing garden and fantastic open-plan living space. The property has an attractive Victorian facade and comprises two large double bedrooms with wonderful high ceilings. The principal bedroom is a spacious double room situated at the front of the building with a bright bay window. A rarity for period conversions, the second bedroom is similar in size and has French doors onto the side garden, creating a tranquil ambience. The bedrooms share a modern bathroom with a bathtub and overhead shower. The open-plan kitchen and living room is a fantastic entertaining area, with ample room to relax and dine. The kitchen is contemporary with plenty of storage and worktop space, wrapping around to frame the dining area. The living area is flooded with light thanks to double French doors allowing a seamless transition into the suntrap garden that feels worlds away from city life. Ready to move into with the potential to add your own touches. A good-sized cellar provides valuable storage space. A share of freehold will be granted upon completion of the final flat in the building.

## Features

- Two bedrooms
- South-West facing private garden
- Victorian conversion
- Refreshed throughout since photos
- Sought-after residential street
- Central Brixton and Brockwell Park both a five-minute walk
- Herne Hill a twelve-minute stroll
- Victoria Line a nine-minute walk
- Chain Free
- Share of freehold will be granted

Council tax band C

EPC rating D (65)





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## Rattray Road, SW2

### 2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 759 SQ FT / 70.5 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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