



**Lyham Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£525,000**

Leasehold

## Property Details

A two bedroom flat with a South-East facing garden, arranged in an attractive Victorian converted house. Lyham Road is located in a popular Victorian residential pocket, equidistant to both Brixton and Clapham, with amenities in every direction. This lovely home has two well-proportioned double bedrooms, one with a large bay window flooding the room with light, the other with views out to the garden. The bathroom separates the bedrooms allowing privacy for each, ideal for sharers. The generous proportions of the reception room, including a characterful bay window, allows ample space for a separate living room area, a dining space and an already semi-separated kitchen. French doors from the kitchen allow a transition out to the low-maintenance private garden which enjoys a sunny South-East facing aspect. Precedent has been set on the street should the purchaser wish to seek the necessary permissions to extend into the side return in the future, adding to the already generous square footage.

Council tax band C    EPC rating D (60)

## Features

- Two double bedrooms
- South-East facing private garden
- Victorian conversion
- Over 700 square feet
- Potential to extend STNP
- Great location between Clapham and Brixton with amenities in every direction
- Short stroll to Abbeville Village
- Northern and Victoria lines, plus the Overground
- Chain free
- Share of freehold will be granted



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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 722 SQ FT / 67 SQ M



Ground Floor



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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