



Brading Road, Brixton, SW2

1 bedroom flat - conversion for sale

£399,950

Leasehold

Property Details

This charming one-bedroom flat with a private garden is set within an attractive Victorian conversion on the sought-after Brading Road. Occupying the ground floor, the home benefits from high ceilings, large windows, and a layout that maximises both space and natural light. At the front, a generously sized reception room features large bay windows with bespoke shutters, exposed wooden floorboards, ornate coricing, and a decorative fireplace flanked by built-in shelving. To the rear, a separate dine-in kitchen with cream cabinetry and terracotta tiles is both functional and sociable, with a door leading directly to the wrap-around garden, which is easily maintained and includes a paved seating area framed by raised beds and leafy trees. The bedroom is a comfortable double with corniced ceilings and wooden floorboards, and the bathroom includes a bathtub with overhead shower. Additional storage is available in a useful cellar, and precedent on the road allows for potential future extension into the side return.

Features

- One double bedroom
- Private garden
- Victorian conversion
- Demised cellar
- Potential to extend STNP
- Local bakery, pub and café
- Brockwell Park a short walk away
- Walking distance to Brixton and Herne Hill
- Access to the Victoria Line, Thameslink and Overground
- Chain-free

Council tax band C EPC rating D (61)



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1 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **670 SQ FT / 62.2 SQ M**

APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: **592 SQ FT / 55 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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