



**Coldharbour Lane, Brixton, SW9**

2 bedroom flat - purpose built for sale

**£525,000**

Leasehold

## Property Details

This exquisite two-bedroom apartment is set within a prestigious period building, boasting a vast communal roof garden with stunning 360-degree views. Lovingly upgraded by the current owners, the home seamlessly blends period charm with modern convenience. The inviting reception features exposed brickwork, beautifully preserved wooden flooring, and bespoke shelving with a stylish TV cabinet. Large double-glazed windows flood the space with natural light, a bright and sociable environment. The contemporary kitchen offers sleek cabinetry and open wooden shelving, complemented by a subway-tiles and integrated appliances. The layout flows effortlessly into the dining area, ideal for casual meals or entertaining guests. Both bedrooms are doubles, set apart for privacy. The generous principal includes a bay window and bespoke Japanese-inspired wardrobes, while the versatile second bedroom doubles as a guest room and second lounge. The stylish bathroom features a marbled finish. The fantastic roof garden provides an exceptional outdoor oasis, perfect for summer evenings, sunsets, social gatherings, or quiet relaxation.

Council tax band B

EPC rating C (73)

## Features

- Two double bedrooms
- Huge residents' roof terrace with 360 degree views
- Victorian mansion block
- Over 670 square feet of internal living space
- Fantastic sense of community
- Vast array of amenities on the doorstep
- Victoria Line a four-minute walk
- Brockwell Park a fifteen-minute stroll
- Secure communal bike storage
- Chain-free









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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 671 SQ FT / 62 SQ M



**SECOND 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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