

**Ratray Road, Brixton, SW2****£499,950**

2 bedroom flat - conversion for sale

## Property Details

A well-presented two double bedroom flat with an attractive roof terrace, arranged over the first floor of a handsome Victorian terraced house on a popular residential road, five minutes by foot from central Brixton and Brockwell Park. This lovely flat offers a large open-plan living space, occupying the front portion of the flat and spanning the width of the house. This charming room is the ideal living space; bright, airy and characterful with comfortable dimensions providing room to relax and unwind, cook and dine. The modern kitchen offers useful storage options and integrated appliances, maximising the square footage on offer. Both bedrooms are tucked peacefully at the rear, with views over the neighbouring gardens and sharing an impressive family-sized bathroom. The larger of the two rooms is ideal as a principal bedroom and benefits from floor-to-ceiling glass doors that flood the space with natural light and fresh air, whilst also providing access to the desirable private outside space. The second bedroom, whilst still a comfortable double, would work very well as a home office, a nursery or a dressing room.

## Features

- Two double bedrooms
- Victorian conversion
- Private roof terrace
- Bright and airy
- Highly sought-after location
- Close to Brockwell Park
- Five minute walk to Brixton station
- Chain-free

Council tax band      EPC rating (null)





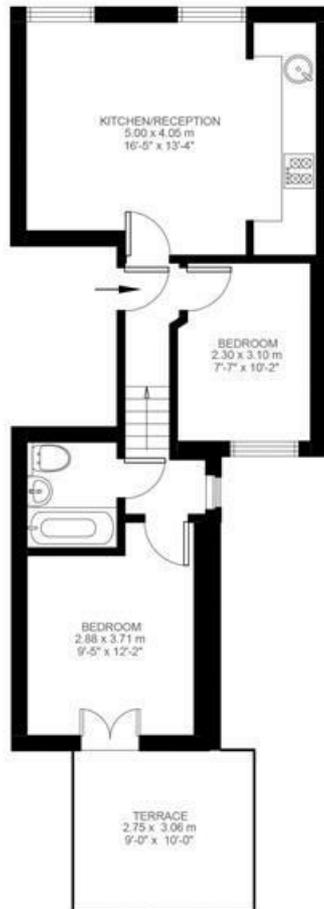
## Ratray Road

### 2 Bedroom Flat

Approx internal area:

**488 sqft 45 sqm**

While we do 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



First Floor



Rattray Road, Brixton, SW2

