



**Christchurch Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£425,000**

Share of Freehold

## Property Details

A beautifully presented two double bedroom flat, securely nestled on the top floor of an imposing Victorian townhouse, ideally situated between Tulse Hill and Streatham Hill. A bright and airy atmosphere is the running theme throughout this charming flat, which is in fantastic condition and displays some endearing Victorian characteristics. Almost 700 square feet of well-appointed internal living space is split between an impressive open-plan reception-kitchen, two spacious bedrooms and a particularly attractive bathroom. The reception room itself is a lovely room, a fully equipped modern kitchen complete with integrated appliances including a wine fridge, runs along one side of the room whilst the other is occupied by a comfortably reception area. There is enough space to dine comfortably, making this property ideal for sharing, as a buy to let or a convenient pied-a-terre. Both bedrooms are very comfortable in size with enough space to work from home if required, ticking boxes for many purchasers in the current economic climate. This gorgeous flat is finished with a beautiful and fully equipped modern bathroom. This flat is in fantastic condition throughout, ready for someone to move into and stamp their own mark over time. Added benefits are plenty of eaves storage and off-street parking.

## Features

- Two double bedrooms
- Victorian conversion
- Top floor
- Beautifully presented throughout
- Characterful and bright
- Excellent transport links
- Minutes to Tulse Hill Station
- Close to Brockwell Park
- Share of freehold

Council tax band C    EPC rating C (69)





## Christchurch Road

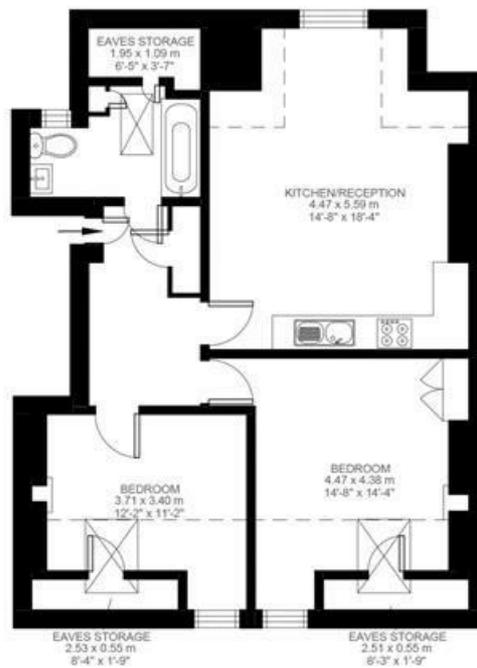
### 2 Bedroom Flat

Approx internal area:

**688 sqft 64 sqm**

(EXCLUDING EAVES STORAGE)  
EAVES STORAGE 4.87 SQ.M / 52 SQ.FT  
INCLUSIVE TOTAL AREA 68.87 SQ.M / 741 SQ.FT

While we do try our very best,  
floor plans are produced as a  
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property is represented



Second Floor



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