



**Leander Road, Brixton, SW2**

**£540,000**

2 bedroom flat - conversion for sale

## Property Details

An appealing and modern, two double bedroom conversion flat, securely arranged over the first floor of one of the handsome Victorian terraces on Leander Road, a popular residential street, perfectly located for the amenities and transport links in central Brixton, yet far enough away to retain a sense of calm.

To the front of the flat is the heart of the home, a smart open-plan living area consisting of a cosy lounge area, plenty of space for a large dining table and a sleek, modern and integrated kitchen with an abundance of storage options and surface space. A large bay window floods the large room with natural light, creating a lovely airy atmosphere. Adjacent, one of the two double bedrooms, followed by a contemporary bathroom and the further bedroom. Both bedrooms are well-proportioned doubles that are peacefully positioned towards the rear and benefit from a level of privacy from each other.

Leander Road is a short walk to the centre of Brixton, whilst a large supermarket and various cafes, pubs and restaurants, such as Brockwell Blend, Brockwell Park is a stone's throw away, along with its iconic 1930's Lido and fantastic sports facilities. The amenities in Herne Hill are a pleasant stroll through Brockwell Park.

**Council tax band B**      **EPC rating C (70)**

## Features

- Two double bedrooms
- Victorian conversion
- Open plan
- Bright and airy throughout
- Close to Brockwell Park
- Nestled in the Josephine Conservation Area
- Ten-minute walk to Brixton Village and the tube station

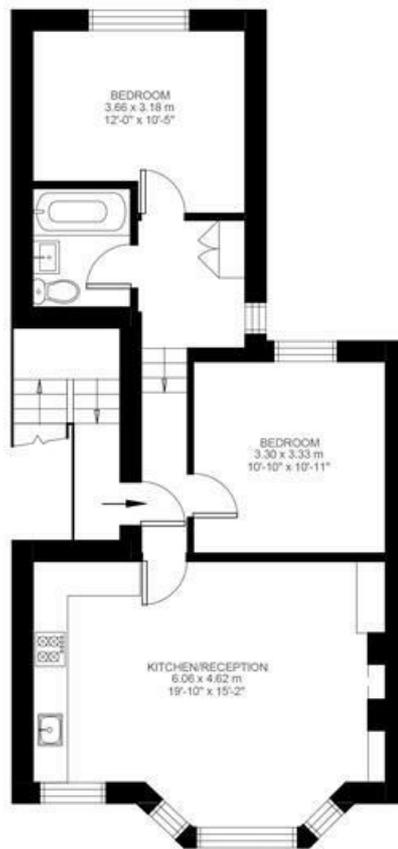


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2 Bedroom Flat

Approximate internal area: 650 sqft 60 sqm



First Floor



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.

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