



**Beechdale Road, Brixton, SW2**

2 bedroom flat - conversion for sale

**£460,000**

Leasehold

## Property Details

A charming two bedroom apartment arranged over the top floors of an attractive period conversion. Elevated above the street, the property enjoys a bright, private ambience throughout and boasts both character and versatility. The stunning open-plan kitchen and reception room forms the heart of the home, featuring lofty ceilings, multiple skylights and generous space for dining and relaxation. The kitchen is neatly positioned to one end, while natural light floods the room, highlighting a delightful nook ideal for avid plant lovers. Both bedrooms are quietly tucked to the rear and separated for privacy. The principal bedroom is particularly inviting, located down a short flight of stairs with ample room for storage and a seating area, creating a tranquil retreat. Still with the space to accommodate a bed and storage options, the second bedroom is versatile with the potential to repurpose if both bedrooms aren't required. The bathroom is neutrally decorated with a bath and overhead shower beneath a skylight. A blank canvas, this appealing home offers scope to personalise. A share of freehold will be granted upon completion of the final flat in the building.

## Features

- Two bedrooms
- Victorian Conversion
- Bright and airy blank canvas
- Sought-after neighbourly no-through street
- Local amenities including 24hr gym
- Brockwell Park a five-minute stroll
- Central Brixton and the Victoria Line a short walk away
- Herne Hill a stroll across the park
- Chain free
- Share of freehold will be granted

Council tax band C    EPC rating D (60)



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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 696 SQ FT / 64.7 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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