



**Barrington Road, Brixton, SW9**

2 bedroom flat - purpose built for sale

**£520,000**

Leasehold

## Property Details

A bright two bedroom apartment with a private South-West facing terrace, set on the third floor of a modern development. Overlooking the leafy Wyck Forest Garden, the bedrooms enjoy a wonderfully private outlook, while excellent insulation ensures energy efficiency. The spacious open-plan reception is the heart of the home, flooded with light from dual-aspect floor-to-ceiling windows. With ample room to dine and lounge, the space flows seamlessly into a sleek integrated kitchen, complete with glossy cabinetry and plentiful storage, whilst maintaining a sociable ambience. A large glass door opens to the private decked terrace, a tranquil retreat with rooftop and treetop views. Perfect for al-fresco dining, entertaining or relaxing, the space can be further styled with plants or lighting for year-round enjoyment. Both bedrooms are well-proportioned and bright, with leafy views. The principal features fitted wardrobes and a stylish finish, while the second offers versatility as a guest room or office, with the proportions for a double bed. A modern bathroom completes this attractive, well-balanced home with communal grounds including a residents' play park.

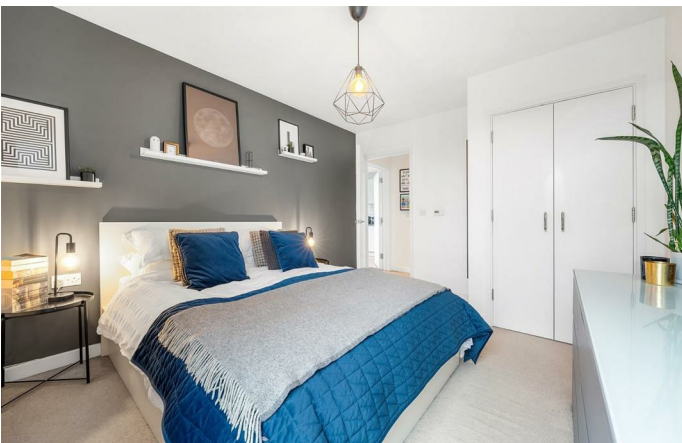
## Features

- Two bedrooms
- South-West facing terrace
- Overlooking Wyck Forest Garden
- Modern build development
- Beautifully presented with a bright ambience
- Central Brixton a five-minute walk
- Victoria line a seven-minute walk
- Commute to most places in London in under 45 minutes
- Clapham, Stockwell and Herne Hill around a twenty-minute walk
- Chain-free

Council tax band D

EPC rating B (86)





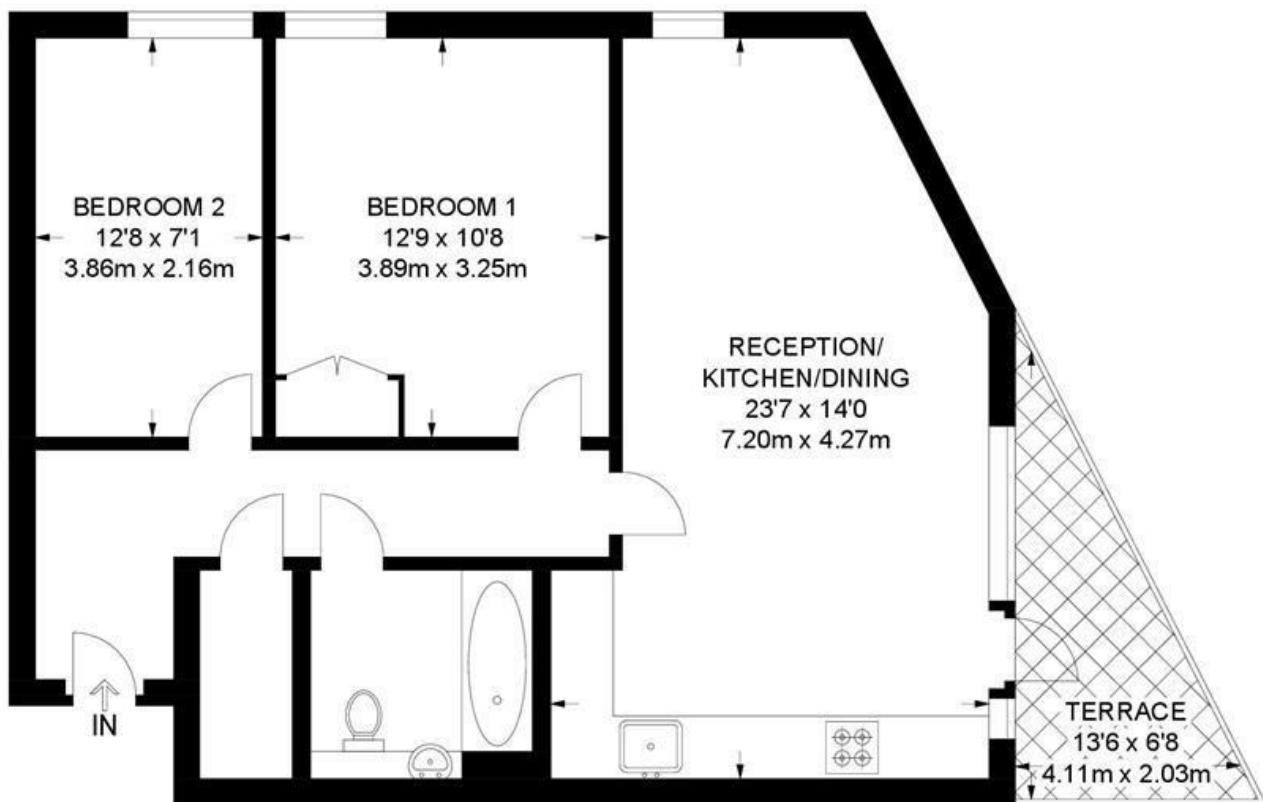




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APPROXIMATE GROSS INTERNAL AREA: **685 SQ FT / 63.6 SQ M**



**THIRD 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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