



TRENT ROAD, SW2  
£675,000 SHARE OF FREEHOLD

## PERIOD ELEGANCE MEETS MODERN COMFORT: A STYLISH TWO-BEDROOM CONVERSION IN VIBRANT BRIXTON

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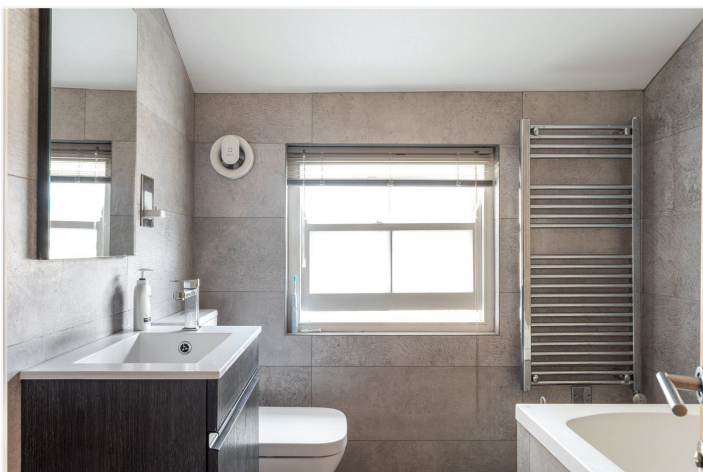
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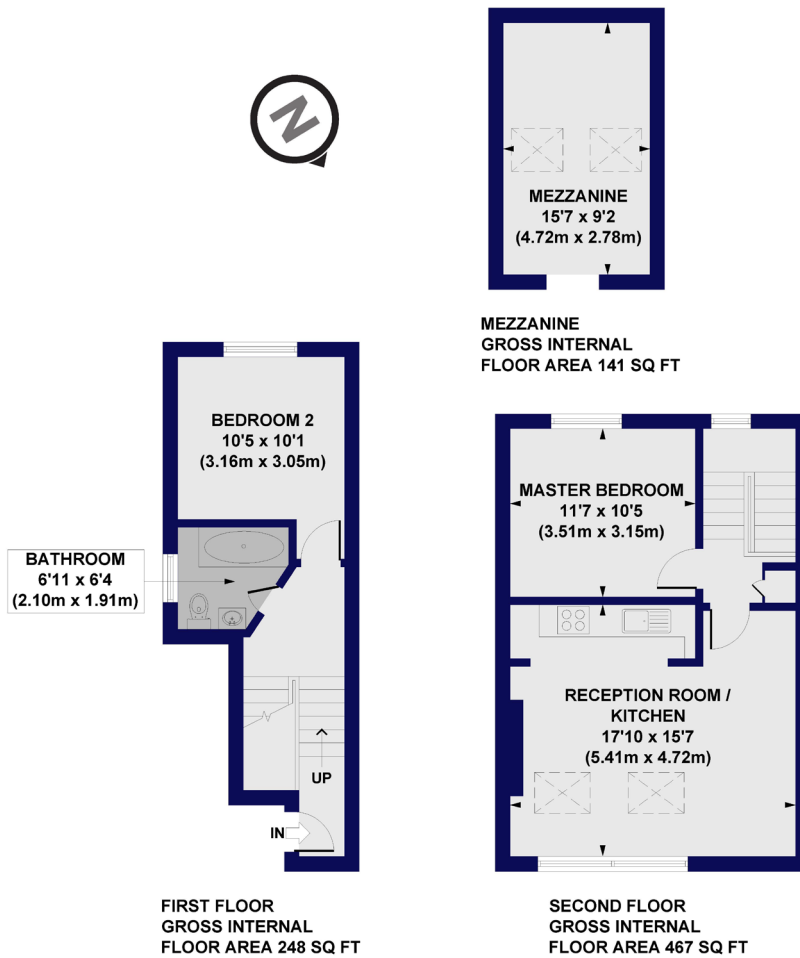
## DESCRIPTION:

Nestled in the lively heart of Brixton, this charming property epitomises modern living with a personal touch, effortlessly marrying elegance with practicality across its multi-tiered space. The heart of the home lies in its sophisticated open-plan living and kitchen area, a perfect gathering spot for friends and family, bathed in abundant natural light. The kitchen, equipped with contemporary appliances and generous storage, caters delightfully to both avid cooks and those who dabble. Each bedroom serves as a private sanctuary, with the principal bedroom adorned in subtle, stylish decor. The sleek, modern bathroom features up-to-date fixtures and a minimalist design. Adding to the appeal is a versatile mezzanine level, an ideal flexible space for a home office or extra lounge area, enhancing the overall sense of space within the home. Brixton's vibrant culture and community spirit are just steps away, offering a rich array of shops, eateries, and entertainment venues. Excellent transport links simplify commuting, while the nearby lush parks like Brockwell Park and Ruskin Park offer a serene retreat for outdoor activities and relaxation, ensuring that this home not only serves as a living space but as a gateway to a vibrant lifestyle in one of London's most spirited neighbourhoods.





**Trent Road, SW2**  
**Approx. Gross Internal Floor Area 856 sq. ft / 79.52 sq. m**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Share of Freehold

**Term:** 109 years and 8 months

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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