



## Brixton Road, London, SW9

£325,000 Leasehold

A great opportunity to acquire a lovely one-bedroom flat on the raised ground floor of this Victorian conversion on Brixton Road. The flat is in need of renovation, this is perfect for anyone looking to put their own stamp on a property and turn it into a home. The building is Grade II Listed and sits within the Brixton Road conservation area. EPC Rating C

**Winkworth**

## LOCATION

The flat is situated on Brixton Road just a short walk from Brixton (approximately 0.8 miles) which offers a vast range of restaurants, bars and supermarkets to choose from as well as Overground/Underground Stations (National Rail/Victoria Line) and a frequent bus service into central London.

## DESCRIPTION

When entering the property, on the left-hand side you have a large kitchen with ample space for storage, worktops and utilities.

Opposite the kitchen there is a bathroom which can easily fit a shower in bath, sink and W/C.

Directly down the hall is the bedroom, which is a wonderful size with high ceilings, you can easily fit a king size bed, bedside tables and a desk; there is also space for a walk-in wardrobe.

To the rear of the flat is a very large reception room again with high ceilings. There is a sash window that looks out gardens at the rear. Additionally, there is a good sized utility room just off the reception room.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX BAND

Service Charge - £1,354 per annum

Ground Rent - £0

Council Tax Band C

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband - Ultrafast Full Fibre Broadband

## PARKING

Parking permit available from Lambeth Council.

## LOCAL AUTHORITY

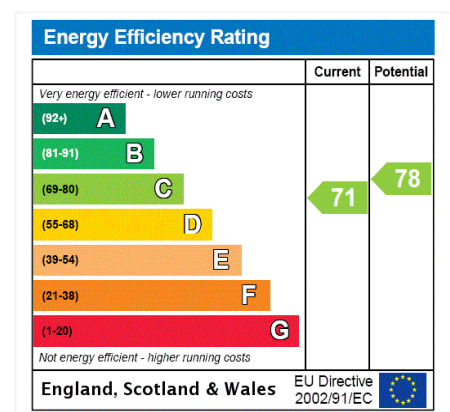
Lambeth Council

## TENURE

Leasehold with new 125 year lease

## DIRECTIONS

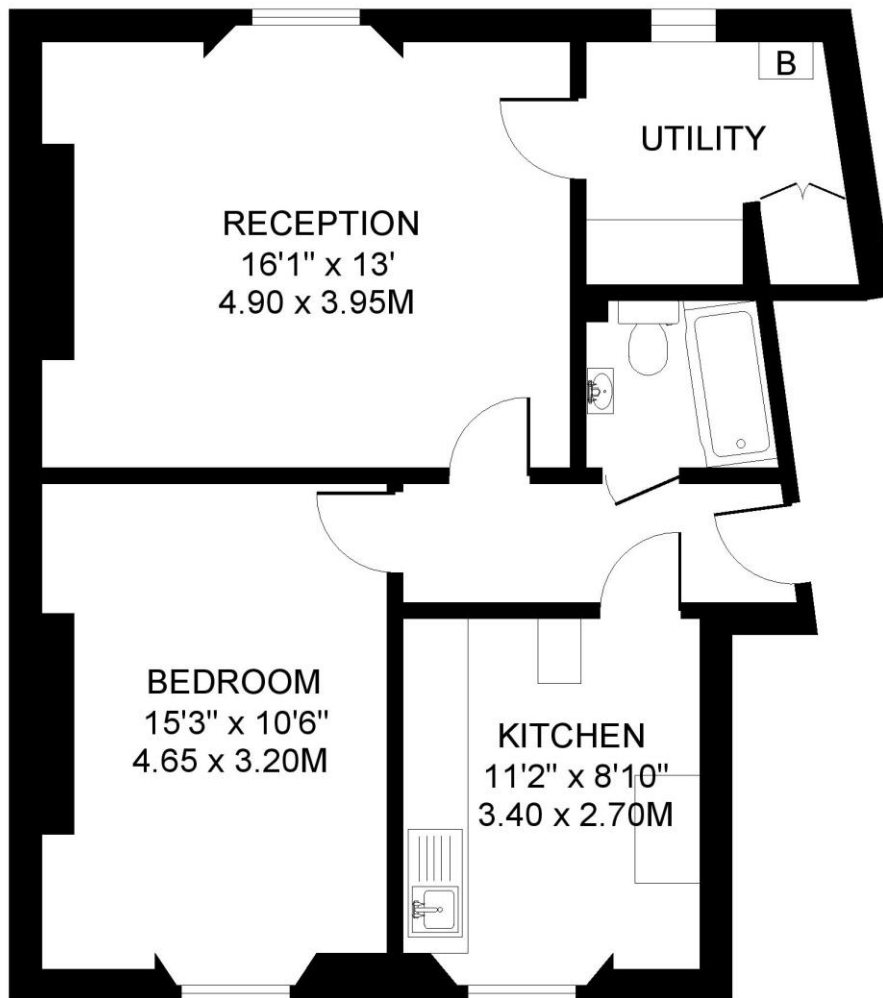
Stockwell Station (Northern & Victoria Line) is approximately 0.6 miles away and Brixton Stations (Victoria Line & Overground) are approximately 0.8 miles away. The area is well served by a frequent bus service into central London.





BRIXTON ROAD. SW9  
1 BEDROOM FLAT

Approximate gross floor area  
623 SQ.FT / 57.9 SQ.M.



RAISED GROUND FLOOR

*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.*  
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Floorplan produced for Winkworth by Floorplanners 07801 228850

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