



PROBERT ROAD, SW2  
**£750,000 SHARE OF FREEHOLD**

## BEAUTIFUL TWO-BEDROOM FLAT WITH PRIVATE ROOF TERRACE ON PROBERT ROAD, BRIXTON

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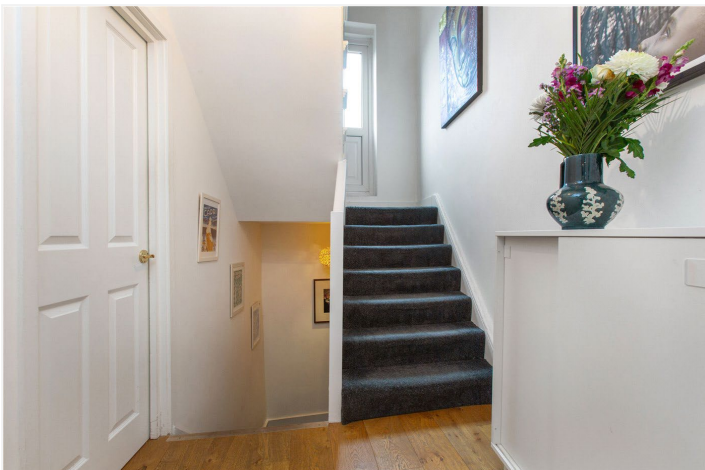
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## DESCRIPTION:

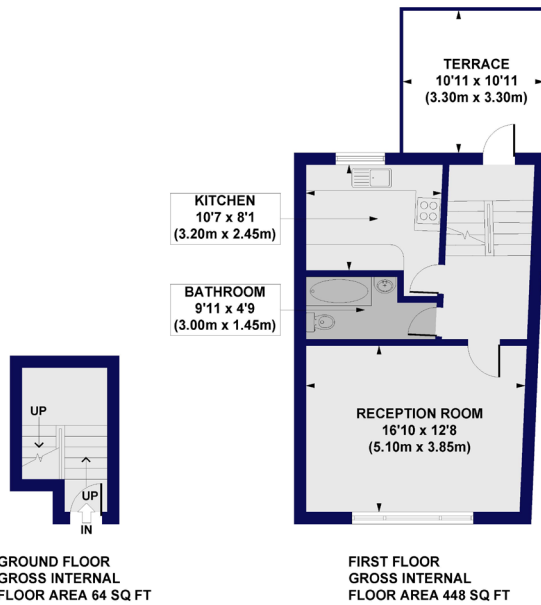
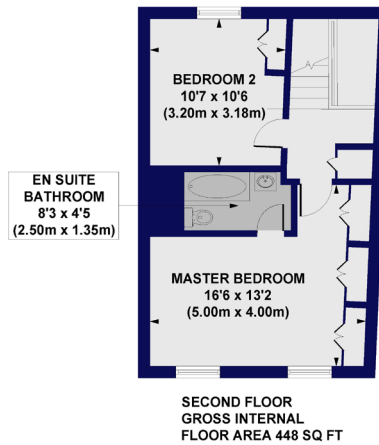
This beautifully presented two-bedroom flat is situated on the sought-after Probert Road, just a short walk from the vibrant Brixton Market. The property benefits from a spacious, light-filled reception room with hardwood flooring, perfect for both dining and entertaining. The modern kitchen is fully equipped, providing a stylish and practical space for cooking. The master bedroom boasts fitted wardrobes, offering ample storage, while the second bedroom is equally well-sized, ideal for guests or as a home office. The flat also features an extensive, insulated loft space, offering great potential for storage or further development (subject to necessary consents).

Externally, the property has its own private terrace, a perfect spot for alfresco dining or enjoying the peaceful surroundings. Set on a friendly, community-minded street, this flat offers a perfect balance of tranquillity and urban living, with excellent access to local amenities, restaurants, and transport links. Just moments away from the serene Brockwell Park and its iconic Lido, this home provides the perfect blend of nature and convenience.





**Probert Road, SW2**  
**Approx. Gross Internal Floor Area 960 sq. ft / 89.24 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.



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-58) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Share of Freehold

**Term:** 996 year and 0 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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