



## Crownstone Road, SW2

Offers in Excess of £400,000 *Leasehold*



### KEY FEATURES

- Two bright double bedrooms
- Spacious reception with dining area
- Separate kitchen with scope to update
- Full bathroom with bath and shower
- Original wooden floors and large windows
- Shared balcony
- Excellent transport links and close to Brockwell Park
- Off-street Parking

Set within the striking Art Deco-inspired Crownleigh Court, this bright and characterful two-bedroom apartment offers a wonderful opportunity to create a bespoke home in one of Brixton's most connected locations. The flat is filled with natural light throughout, thanks to its large metal-framed windows and dual aspects, giving it an inviting, airy feel.

As you step inside, you are greeted by a spacious living and dining area adorned with colourful accents and original wooden floors, perfect for relaxing or entertaining. The separate kitchen is generous in size and awaits modernisation, providing the ideal canvas for a contemporary

redesign.

Both bedrooms are well proportioned, with the larger room featuring extensive built-in wardrobes, while the second bedroom offers flexibility as a guest room or home office. The bathroom, complete with a full-sized bath and shower, offers scope for personal touches. A shared balcony space extends the living area outdoors, and there is a charming sense of community within this small block. The flat needs some TLC but brims with potential, making it a fantastic opportunity for those looking to personalise and add value. Ideally located moments from Brixton's vibrant High Street, the Victoria line, and multiple bus connections to the City and West End. Brockwell Park and its iconic lido are just a short stroll away offering a peaceful green escape

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**TOTAL: 574 sq. ft. 53 m<sup>2</sup>**  
**FLOOR 1: 574 sq. ft. 53 m<sup>2</sup>**  
**EXCLUDED AREAS: BALCONY: 52 sq. ft. 5 m<sup>2</sup>**

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not include the size necessary for representation by the seller, their agent or Winkworth. Any measuring point shown is only a guide and should be used as such by any prospective purchaser.



## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 993 years and 10 months

**Service Charge:** £1200 per annum

**Council Tax Band:** B

**EPC rating:** D

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