



APPACH ROAD, LONDON, SW2  
OFFERS IN EXCESS OF £550,000 SHARE OF FREEHOLD

## CHARMING THREE-BEDROOM VICTORIAN CONVERSION IN THE HEART OF BRIXTON

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## DESCRIPTION:

Nestled on a quiet residential street in the heart of Brixton, this charming three-bedroom flat offers a perfect blend of period character and contemporary living. Occupying the upper floors of a handsome Victorian conversion, the property boasts a bright and airy reception room with built-in shelving and large sash windows that flood the space with natural light.

The separate kitchen is generously sized, offering ample worktop space, fitted cabinetry, and room for dining, making it an ideal spot for both casual meals and entertaining. Three well-proportioned bedrooms provide flexible accommodation, perfect for professionals, couples, or families looking to settle in this vibrant neighbourhood.

The location is superb, just a short stroll from Brixton tube station (Victoria Line), with the bustling market, lively bars, and renowned eateries on your doorstep. For green spaces, Brockwell Park and its iconic Lido are within easy reach, offering a tranquil escape from city life.









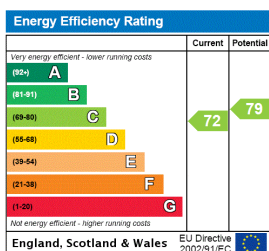
**TOTAL: 784 sq. ft, 72.8 m<sup>2</sup>**

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. 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.



**Tenure:** Share of Freehold

**Term:** 996 year and 10 months

**Council Tax Band:** C

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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