

FOR SALE

£450,000 Share of Freehold



Davis & Gibbs

# Sibley House, Brixton, London. SW9

Oval Branch  
36, Brixton Road, London, SW9 6BU

02078207950  
[info@davisandgibbs.com](mailto:info@davisandgibbs.com)

## ABOUT THE PROPERTY

Sibley House, Brixton Road.

Share of Freehold apartment set on the second floor of an attractive period conversion located in Brixton.

The property boasts a generous open plan living area with downlights in the ceiling, wood laminate flooring and sash windows which offer an abundance of natural light and tree top views. The kitchen is neatly housed to one side with its integrated appliances hidden behind the glossy white units and includes a full size fridge freezer and dishwasher. An oven with overhead extractor and a washing machine, as well as plenty of under and overhead storage units. Two good size double bedrooms to this apartment with one overlooking the front of the building and one at the rear. The bathroom is modern with a three piece suite and a shower over the bath. Further benefits include a secure shared pretty courtyard garden complete with bike storage.

Sibley House is well located for a range of local amenities with central Brixton easily accessible with its wide range of shops, restaurants and leisure facilities. Local transport links include Brixton Station (National Rail and Victoria Line), Stockwell station (Northern Line) and Oval station (Northern Line).

## FEATURES

- Period Apartment
- Two Double Bedroom
- Sash Windows
- Pretty Courtyard
- Share of Freehold
- Second Floor
- Close to Brixton
- Transport Links Nearby



## Second Floor

### Living Area

6.17m x 3.38m (20' 3" x 11' 1") Large and naturally light living area. Downlights and sash windows further enhance the light flow to this room. Room enough for a comfortable seating as well as dining area.

### Kitchen

6.17m x 3.38m (20' 3" x 11' 1") Set to one side of the open plan reception area with ample storage units and modern integrated appliances. Glossy white units and marble effect worktops. Perfect area for entertaining guests.

### Bathroom

Modern bathroom with chrome heated towel rail. Three piece suite with shower over the bath. White tiles and vanity storage mirror above the sink.

### Bedroom One

4.39m x 2.84m (14' 5" x 9' 4") Large double room situated at the front of the building with a sash window.

### Bedroom Two

3.38m x 2.49m (11' 1" x 8' 2") Overlooking the rear of the building is the second bedroom, generously sized with a sash window.

## Ground Floor

### Shared Garden

Pretty paved South West facing garden with a communal bike storage running the length of the building.

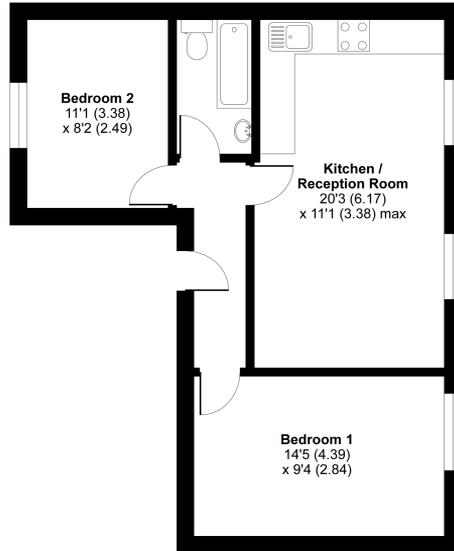


# FLOORPLAN

**Brixton Road, London, SW9**

Approximate Area = 543 sq ft / 50.4 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richreem 2021. Produced for Davis & Gibbs. REF: 178219

# EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	79
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	