

FOR SALE

£325,000 Leasehold



Davis & Gibbs

Boatemah Walk. SW9

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ABOUT THE PROPERTY

Perched on the top floor of a charming two-storey property, this one-bedroom apartment offers a bright and welcoming retreat with an abundance of natural light.

Large windows throughout the home create an airy and sunlit atmosphere, enhancing every living space. The spacious lounge serves as the heart of the apartment and opens onto a private balcony overlooking the tranquil rear of the property. This outdoor space is perfect for morning coffees, quiet reading, or evening relaxation.

A generously sized eat-in kitchen provides ample room for dining and culinary creativity. Thoughtfully designed, it blends practicality with style, making it ideal for both casual meals and entertaining. Which also features a Juliette balcony looking over the green spaces towards Brixton Road.

The double bedroom is well-proportioned and features built-in storage for added convenience. Like the rest of the apartment, it is bathed in natural light thanks to its large windows, creating a serene and comfortable ambiance.

Situated in a highly desirable location, the apartment is just a short walk from the vibrant heart of Brixton. Enjoy the area's eclectic mix of shops, restaurants, and cultural attractions, as well as excellent transport links to the rest of London. This property perfectly combines modern comfort, natural light, and a prime location, making it an ideal home for those seeking a dynamic yet peaceful urban lifestyle.

FEATURES

- One Bedroom Apartment
- Chain Free and Leasehold
- Great Location For Transport
- Private Balcony
- Excellent Local Amenities
- Council Tax - Lambeth Band C
- EPC - C - 78
- Plenty of Natural Light



Bedroom

4.42m x 3.76m (14' 6" x 12' 4") This well-proportioned double bedroom offers a comfortable and inviting space, perfect for rest and relaxation. The room features built-in storage, providing ample space to keep belongings neatly organized and maximizing the usable floor area. Large windows flood the room with natural light, creating a bright and cheerful ambiance throughout the day. The neutral décor offers a versatile backdrop, allowing you to personalize the space to your taste.

Lounge

4.62m x 3.40m (15' 2" x 11' 2") The lounge is a bright and spacious living area designed for both comfort and style. Large windows and a glazed door lead directly to a private balcony, inviting in plenty of natural light and seamlessly connecting the indoor and outdoor spaces. This versatile lounge provides ample space for seating and relaxation, making it an ideal spot for both quiet evenings and social gatherings. With its direct balcony access, it perfectly blends indoor comfort with outdoor charm.

Kitchen

3.51m x 3.38m (11' 6" x 11' 1") This bright and functional kitchen offers a delightful blend of practicality and charm. With ample counter space, it provides plenty of room for meal preparation and culinary creativity. The layout is thoughtfully designed to maximize efficiency while maintaining a welcoming atmosphere. A large window allows natural light to stream in, creating a bright and airy environment and offering pleasant views while you cook. As well as having the benefit of sliding open to reveal the Juliette balcony. The kitchen also includes space for a small table and chairs, making it an ideal spot for casual dining, morning coffee, or intimate meals. Whether you're a seasoned chef or simply enjoy cooking at home, this kitchen is perfectly equipped to suit your needs while providing a cosy and inviting space to enjoy your meals.

Balcony

3.51m x 1.50m (11' 6" x 4' 11") This private balcony is a tranquil outdoor space, perfectly suited for relaxation or casual dining. Spacious enough to accommodate a table and chairs, it offers the ideal setting for enjoying a sit-down meal, morning coffee, or evening drinks al fresco. Overlooking the peaceful rear of the property, the balcony provides a serene environment with ample fresh air and natural light. Its versatile layout makes it a charming extension of your living space, perfect for unwinding or hosting intimate gatherings.

Bathroom

This bright and well-appointed bathroom offers a clean and modern space for your daily routines. It features a full-size bathtub with a shower overhead, providing the flexibility of both a quick rinse or a relaxing soak. The room is complete with a loo and a sleek sink, all thoughtfully arranged for convenience and ease of use. A large window allows natural light to flood the space, creating an airy and refreshing ambiance, while also offering ventilation.

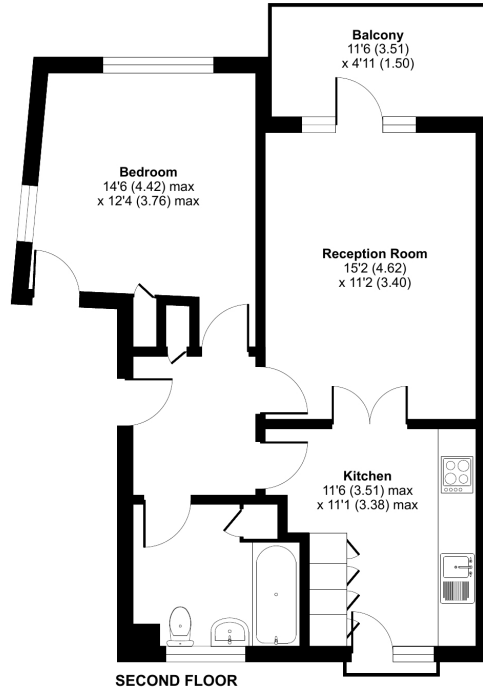


FLOORPLAN

Boatemah Walk, London, SW9

Approximate Area = 572 sq ft / 53.1 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Davis & Gibbs. REF: 1214713