



Saltoun Road, SW2  
£550,000

0208 702 9555  
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# In general

- Split-level
- Period conversion
- Two double bedrooms
- Share of Freehold
- Central Brixton location

# In detail

A beautiful, split-level, two double bedroom period conversion on the popular Saltoun Road in Brixton.

The first level comprises a bright lounge with large sash windows to the front and feature fireplace, there is a well-appointed kitchen. A stylish bathroom completes this floor.

Moving up to the second floor, you will find two generously sized double bedrooms, with the master bedroom boasting the added convenience of built-in wardrobe space to both alcoves.

Situated in an ideal location, this property is moments away from Brixton town centre, where you can explore the vibrant Brixton Village, enjoy films at the iconic Ritzy Cinema, experience live performances at Brixton Academy, and immerse yourself in the lively atmosphere of Pop Brixton.

The area also offers a wide range of popular bars and shops, providing ample entertainment options. Transport links are excellent, with easy access to Brixton underground and National Rail stations, and numerous buses connecting you to the City and West End.

Early viewing is highly recommended for this charming period conversion on Saltoun Road, offering a comfortable and stylish living space in the heart of Brixton's thriving community.

EPC: E | Council Tax Band: D | Lease Term Remaining: 994 Years | GR: £0 | SC: £0 | BI: £400 pa





# Floorplan

## Saltoun Road SW2

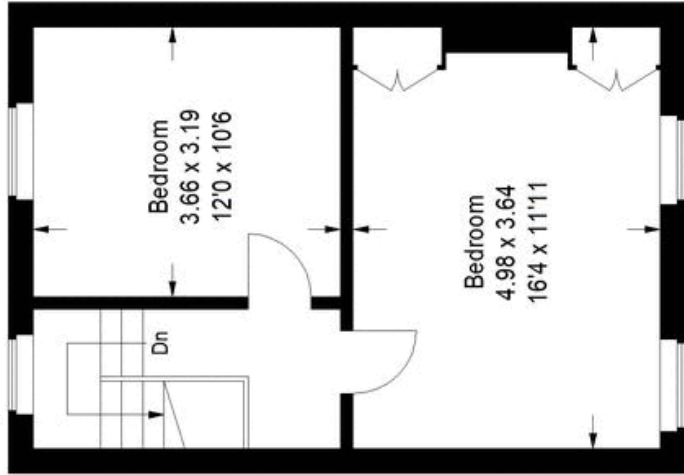
Approximate Gross Internal Area

Ground Floor = 2.9 sq m / 31 sq ft

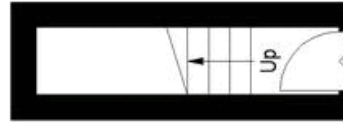
First Floor = 38.4 sq m / 413 sq ft

Second Floor = 37.3 sq m / 402 sq ft

Total = 78.6 sq m / 846 sq ft



Second Floor



Ground Floor



First Floor

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Code of Measuring Practice. Not drawn to Scale. Windows and door  
openings are approximate. Please check all dimensions, shapes and  
compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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