



ORLANDO REID

 **ORLANDO REID**  
LONDON

**Lambert Road, Brixton, London, Brixton, SW2**

£450,000



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## SUMMARY

A well presented 2-bedroom apartment, situated on the first floor of a Victorian conversion building, close to the heart of Brixton. The property is comprised of a bright and airy reception room, separate kitchen, family bathroom and two double bedrooms.

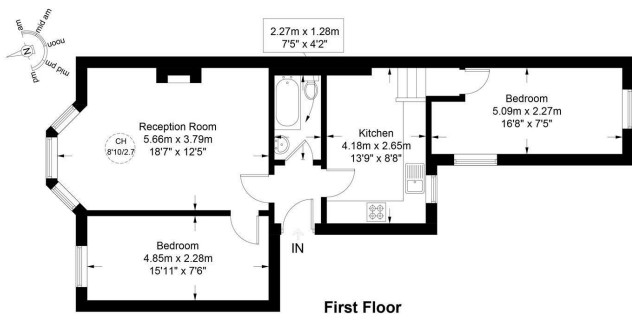
Brixton tube station is a ten-twelve minute walk down the hill, and there is a bus stop within a stone's throw, with numerous buses that run all day and night, taking no more than a couple of minutes down Brixton Hill.

Clapham High Street and Abbeville Village are also a similar distance, offering excellent transport links with three Northern Line underground stations, Clapham High Street station on the Overground and numerous bus routes to other areas of London. Venn Street and its multitude of restaurants and bars, and the green open spaces of Clapham Common are all within walking distance. Abbeville Village boasts the quaint, boutique shops, cafes and restaurants the area is known for.

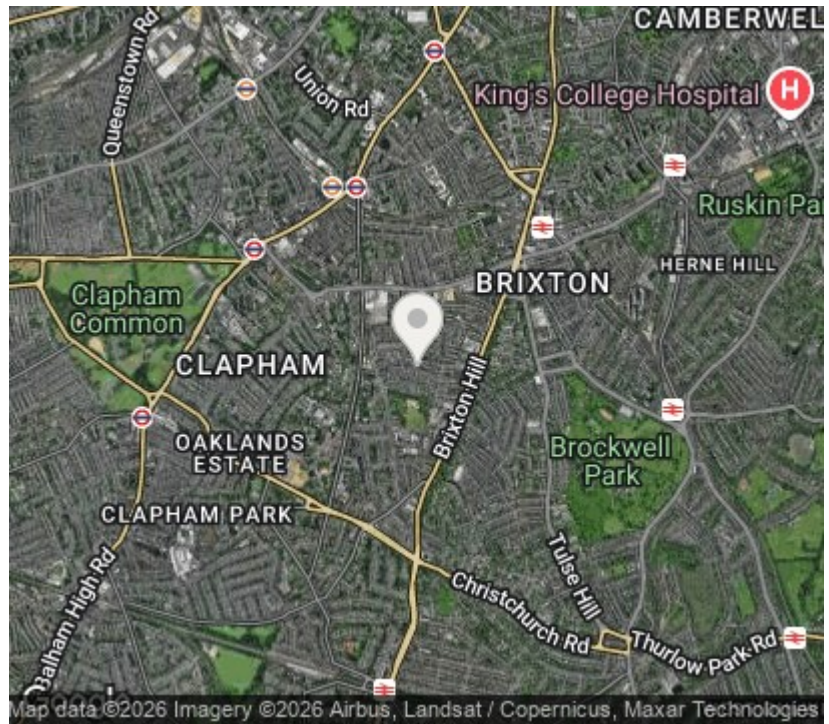


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Approximate Gross Internal Area = 660 sq ft / 61.3 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.