

Lambert Road, SW2



Brixton, London
2 Bedrooms, 2 Bathrooms
Share of freehold
£695,000

BO SQ



Summary

This beautiful 2-bedroom 2-bathroom ground-floor maisonette with a private garden sits within an affluent Victorian terrace on Lambert Road, a quiet yet wide and spacious residential street situated just a 10 minute walk from Brockwell Park. The home was built in 1899, and has been well cared for, maintained and improved by the current owners.

Internally, the large rooms and entrance corridor make for easy and spacious movement around the home, culminating in the open plan kitchen and living area. It has an abundance of helpful and comfortable extras, including utility and storage spaces, underfloor heating, remote controlled blinds and beautiful garden lighting.

The location of the home is outstanding. The entrance to Brockwell Park is just a 10 minute walk away, providing green and direct access to the centre of Herne Hill and all it has to offer. Brixton tube and the Victoria line is just a 15 minute walk away, whilst a plethora of local amenities, coffee shops and bars are on the doorstep.



House Tour

Through the front gate and private front door is a spacious entrance hallway with timber floorboards. All rooms are accessed via this hallway, starting with the principal bathroom immediately to the right.

The main bedroom is positioned at the front of the home, with huge double-glazed bay windows that look out onto the street. The room is privatised by a slightly lowered positioning, as well as a beautiful array of green plants growing outside. The main bedroom has a spacious en-suite, remote controlled blinds and plenty of room for storage.

The second bedroom is positioned at the back of the home and has a double-glazed sash window that looks out onto the private garden. There is a large full height cupboard/wardrobe within this room to stow away clothing or other items, allowing for a minimal and calm design in the bedroom itself. There are an additional two large full height cupboards just outside of the bedroom used for utility and further storage.

Finally, the light and spacious open plan kitchen and living area is at the rear of the home. A conservatory has been added to create additional living and dining space that can be enjoyed particularly in the summer months, with a full height sliding door and top hung windows all along the rear wall to create real 'inside-outside' living.



Garden

The garden can be accessed via stairs from the conservatory, or via a private gate at the side of the home that connects to the street. It's a beautifully kept and well cared for garden, lined by new fencing and covered by pontoon lighting that creates a canopy over the warm summer evenings.

The garden is cleverly divided into space to relax and be social, and space to 'grow your own', with a large vegetable planter in the centre, flowerbeds in the surrounding space, and apple trees that produce an abundance of apples every summer.

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Connectivity & Amenities

The home is well connected to the centre of London. It is a 15 minute walk to Brixton tube station, famously the beginning of the Victoria line, with seats readily available for commuters. The home is a 20 minute walk away from Herne Hill overground station, providing links to Blackfriars, Farringdon, St Pancras, and London Victoria. There are a number of bus routes running from Brixton Water Lane bus stop, just a 2 minute walk from the home.

The home is just a 10 minute walk from the high street cross roads, home to the famous Hootanannys, as well as some wonderful restaurants and wine bars such as the Naughty Piglets.

The home is a 20 minute walk to the bustle of Herne Hill, perhaps most famous for it's blissful Sunday market, with many independent traders selling a variety of goods such as cakes, jewellery, eggs and the morning paper, tartiflette and antiques. During the rest of the week, the little woven set of high streets are home to lovely shops, cafés, pubs such as The Florence, and restaurants such as Llywellens and The Peachy Goat that make for a glorious afternoon perusal.

The entrance to Brockwell park is just a 10 minute walk away. The popular park is set within a hilly landscape and is comprised of a network of ponds, trees, a walled 'Old English' flower garden and wide, open meadows. Brockwell Lido is a favourite spot within the park for outdoor swimming, as well as being home to a good gym and cafe.