

LATE ENTRY: AUCTION SALE

Tuesday 14th October 2025


barnard marcus

Lot 59A

Flat B, 45 Brailsford Road, Brockwell Park/
Brixton, London, SW2 2TB

By order of a major
housing association



All enquiries Ref: Brian Grante

- Long leasehold first floor self-contained flat requiring updating
- Backing on to Brockwell Park
- Full vacant possession

Location:

The property is situated on Brailsford Road and backing on to Brockwell Park, well positioned for the amenities of Dulwich Village, Brixton and Clapham. Transport options include local bus routes, road links via the A23 and A205 or Herne Hill rail and Brixton rail and London Underground stations.

Accommodation:

Entrance hall, one bedroom, reception room, kitchen/diner, bathroom/WC

EPC rating: C (approx 54m²)

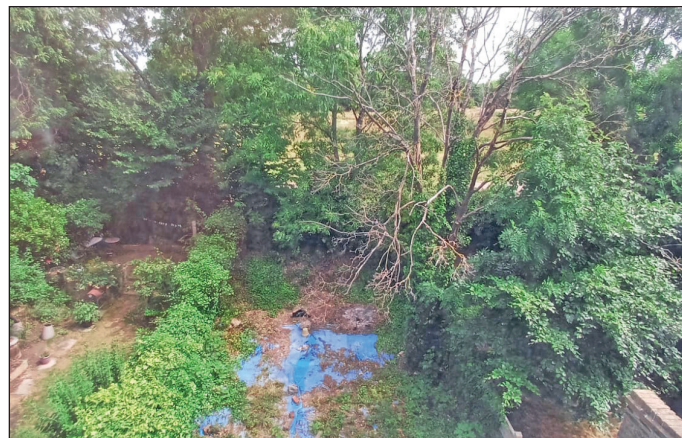
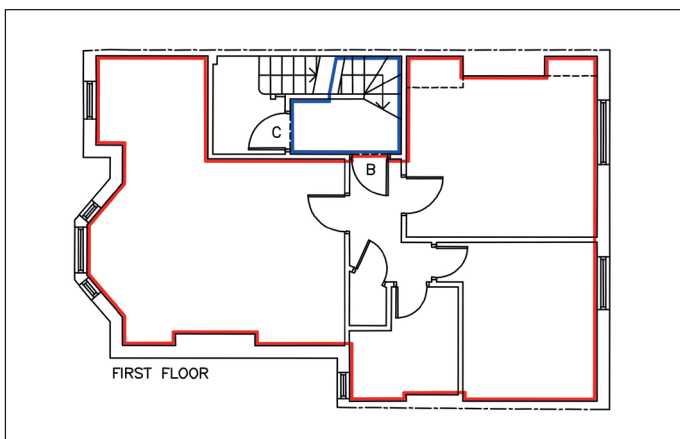
Council Tax Band: C

Lease:

To be sold on a new lease for a term of 125 years at a peppercorn ground rent

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



Rear view towards park

Telephone: 0208 741 8088 • Email: Brian.grante@barnardmarcus.co.uk