



**Live/ Work  
Freehold  
House in Blenheim  
Gardens, Brixton**

Guide price  
£1,600,000



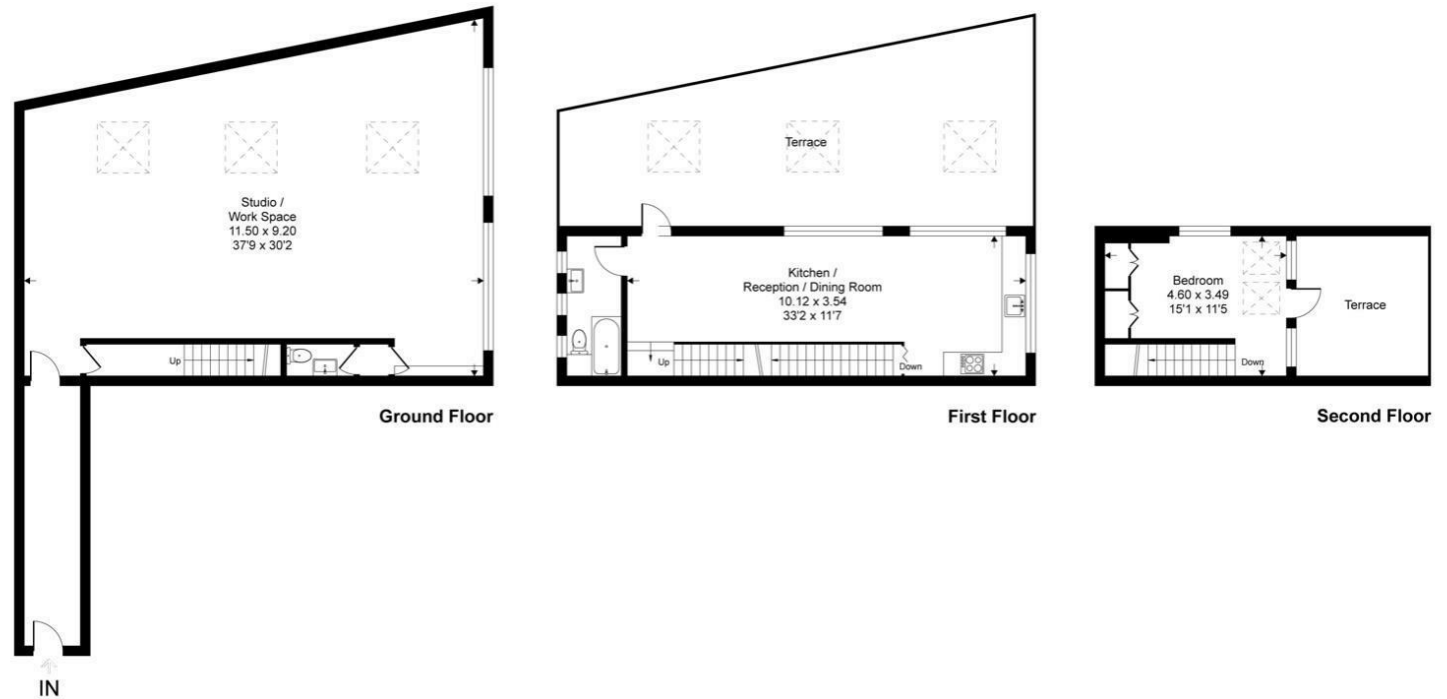
**SECOMBE**  
estates

31, Blenheim Gardens  
London  
SW2 5EU

Live/ Work Studio  
Open Plan Kitchen and Living Room  
Roof Terrace  
Bedroom  
Balcony  
Bathroom



**Blenheim Gardens, SW2**  
Approximate Gross Internal Area = 158.7 sq m / 1709 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
Copyright View Photos. 2024

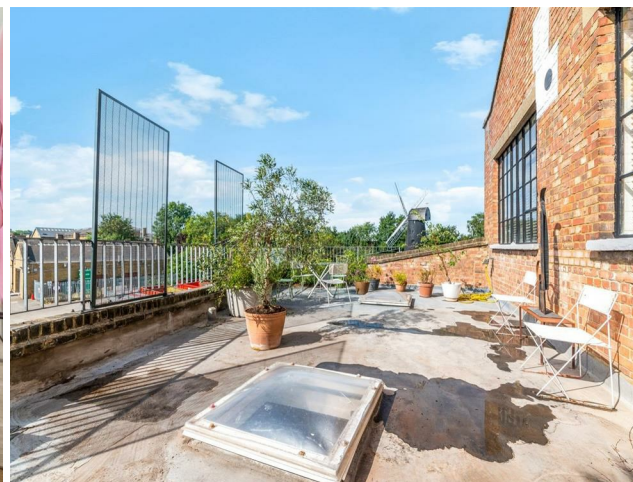


Welcome to this stunning property located in the heart of Brixton, South London. This unique house offers a perfect blend of modern living with industrial charm.

As you step inside, you are greeted by a large room, currently used as a home work studio. On the first floor is an open plan kitchen and living room which provides direct access to a roof terrace which over looks one of Brixton's original Windmills. Back inside the house you will find the family bathroom and going up to the first floor leads you to the light and airy double bedroom and second roof terrace.

There is an industrial charm to the property throughout and this is amplified by the warehouse style roofing which is visible from the top floor of the property, and when combined with the exposed brickwork, it really creates a particular sense of enjoyment of the creative ambience of the surroundings.

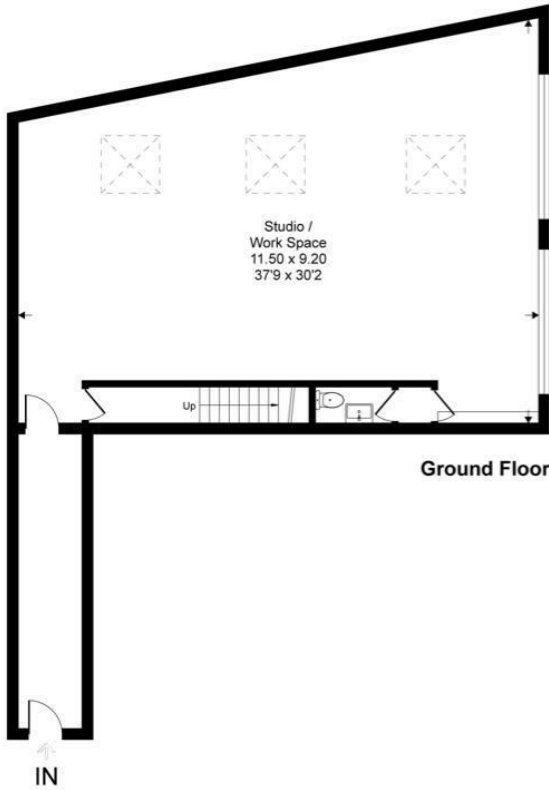
The house offers 1,518 sq ft of living space, providing plenty of room to make it your own. The industrial unit adds a unique touch to the property, setting it apart from the rest and making it a truly special find in the London property market.



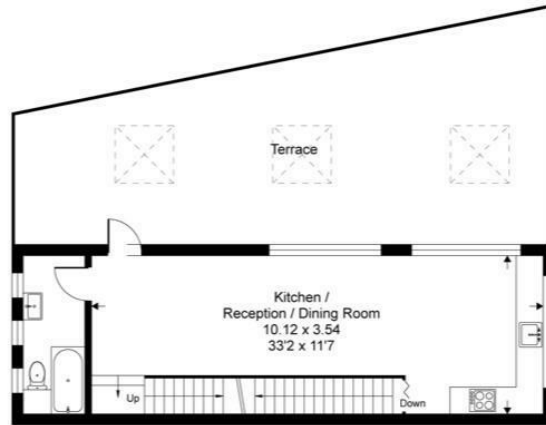
Don't miss out on the opportunity to own a truly unique and exceptional property in Blenheim Gardens. Book a viewing today and envision the endless possibilities this house has to offer.

# Blenheim Gardens, SW2

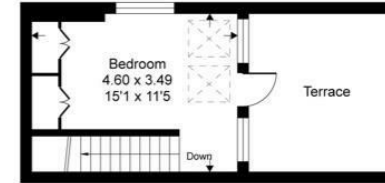
Approximate Gross Internal Area = 158.7 sq m / 1709 sq ft



Ground Floor

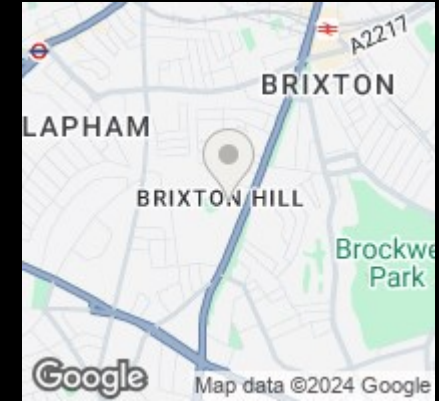


First Floor



Second Floor

## DIRECTIONS



## CONTACT

25 St Julians Farm Road West  
Norwood  
London  
SE27 0RJ

E: [hello@secombeestates.co.uk](mailto:hello@secombeestates.co.uk)  
T: 07493 164 455  
[www.secombeestates.co.uk](http://www.secombeestates.co.uk)  
Agent Direct:

Mr Steven James Newcombe  
M: 07493 164 455  
E: [sn@secombeestates.co.uk](mailto:sn@secombeestates.co.uk)

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright View Photos. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

SECOMBE  
estates