



Brailsford Road SW2
£575,000

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In general

- Period conversion
- Backs on to Brockwell Park
- Two double bedrooms
- Two bathrooms
- Large basement
- Easily accessible to Brixton and Herne Hill

In detail

Pedder are delighted to announce, a fantastic spacious two double bedroom garden flat within a stunning period conversion for sale between Brixton and Herne Hill.

The property is decorated to a high standard throughout and comprises of two large double bedrooms, one with an en suite and the other with direct access to the garden. It also features a stunning reception room which leads though to the modern kitchen, a beautiful paved garden and a further bathroom.

The property benefits from storage space in the cellar, large basement and period features throughout.

An entrance leading to the vast expanse of Brockwell Park with its lido & café is yards away, and central Herne Hill offers a popular range of restaurant & shopping amenities and the railway station (Victoria/Blackfriars/Thameslink).

Brixton Centre is also easily accessible with an eclectic range of shopping and restaurant amenities, the Ritzy Cinema, railway line and Brixton Underground Station (Victoria line).

EPC: E | Council Tax Band: D | Lease remaining: 87 years | GR: £225 pa | SC: £1,500 pa | BI: £135 pcm



Floorplan

Brailford Road, SW2

Approximate Gross Internal Area

Cellar = 8.9 sq m / 96 sq ft

Ground Floor = 61.6 sq m / 663 sq ft

Total = 70.5 sq m / 759 sq ft



Ground Floor

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These plans are for representation purposes only as defined by RICS - 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		76 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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