

Brailsford Road SW2 £575,000 0208 702 9555 pedderproperty.com











#### 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





















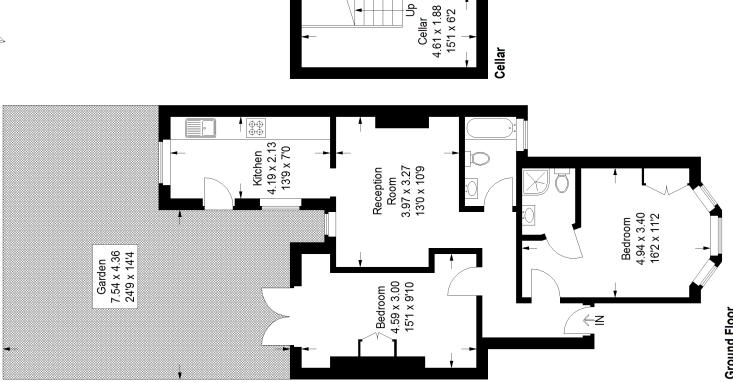


# Floorplan

## **Brailford Road, SW2**

Ground Floor = 61.6 sq m / 663 sq ft Approximate Gross Internal Area Total = 70.5 sq m / 759 sq ft Cellar = 8.9 sq m / 96 sq ft

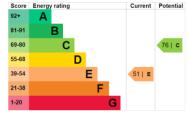




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### **Ground Floor**

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