



Effra Parade, SW2 | Guide Price £1,200,000

02087029555

hernehill@pedderproperty.com

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In General

- Spacious double reception room
- Extended kitchen/dining room
- Principal bedroom with en-suite
- Three further bedrooms
- Modern family bathroom
- South-Easterly aspect rear garden
- Centrally located for both Herne Hill & Brixton
- Popular residential road
- Close to Brockwell Park

In Detail

We are delighted to bring to the market this immaculately presented four bedroom, 2 bathroom terraced house on Effra Parade SW2.

The spacious accommodation comprises a double reception room with large window to front affording maximum light, wood flooring throughout and ceiling cornicing. To the rear section of the reception are a vast array of built-in book shelving adorn one whole wall, making a very pleasant study/play area. To the rear of the house is the extended kitchen/family dining room with stylish wall & base units, integrated appliances include 5 ring gas hob, oven, and dishwasher, and this section of the kitchen has a lantern window. There is ample space for a dining table & chairs. Two windows and double doors lead to the rear garden.,

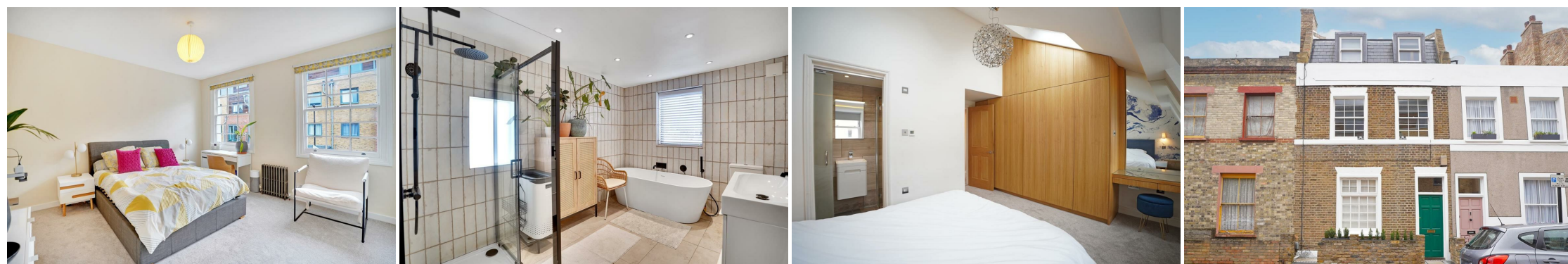
The principal bedroom spans the top floor with a vaulted ceiling which is over 3m tall with two velux windows, and further benefits from an en-suite shower room. The front double bedroom on the first floor has a built-in range of wardrobes and desk, and there are a further two bedrooms and family bathroom/shower room.

To the rear is a South-Easterly aspect low maintenance paved garden with well stocked flower & shrub borders on either side. The garden is ideal for entertaining family & friends and for al fresco dining.

Effra Parade is a popular residential road on the borders of Herne Hill & Brixton. Central Herne Hill offers a popular range of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and access to the vast expanse of Brockwell Park with its lido & cafe. Brixton centre also has an eclectic range of shopping amenities, railway line & tube, and the Ritzy Cinema.

A truly stylish house ideal for growing families, and early viewings are highly recommended.

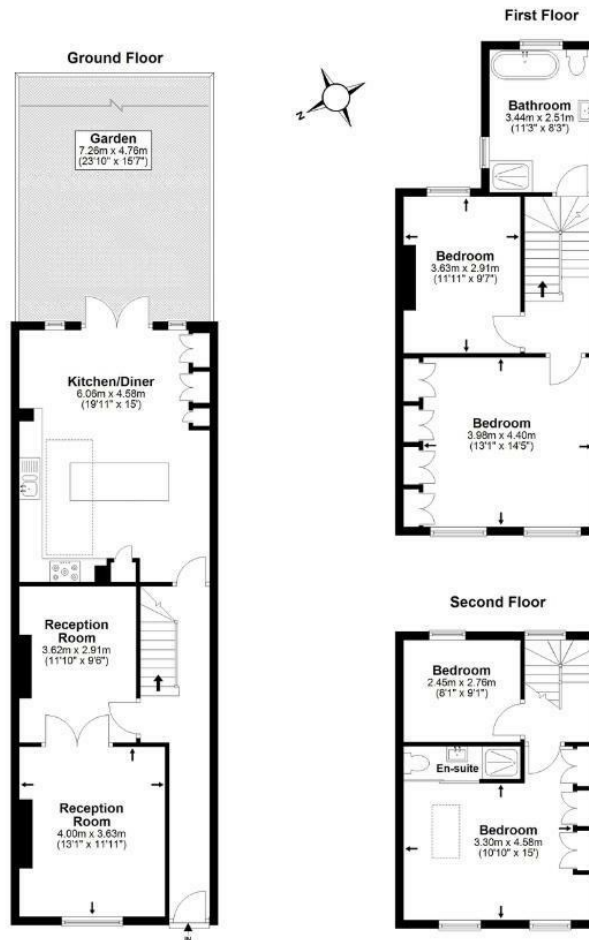
EPC: C | Council Tax Band: E



Floorplan

88 Effra Parade, SW2

Total* = 140.0 sq. m / 1507.2 sq. ft
 Second Floor = 31.1 sq. m / 334.4 sq. ft
 First Floor = 44.2 sq. m / 476.1 sq. ft
 Ground Floor = 64.7 sq. m / 696.7 sq. ft
 ☐ = Reduced head room below 1.5m



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
102 plus) A		
81-101) B		
69-80) C		
55-68) D		
39-54) E		
21-38) F		
1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

69 → 77

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