



**Morrish Road, London SW2 4EH**

**welcome to**

## **Morrish Road, London**

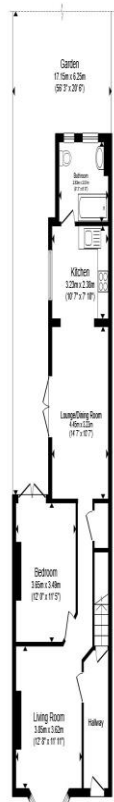
An exceptional freehold opportunity comprising two self-contained apartments, currently arranged across an imposing Victorian building extending to approximately 2,291 sq ft, offering clear potential to be reconfigured into a substantial single dwelling or retained as two income-generating units.

The ground floor is presently configured as a well-presented one/two double bedroom apartment, centred around an impressive open-plan kitchen, dining and reception space, with doors opening directly onto the side return, creating a seamless connection between indoor and outdoor living. The interior blends contemporary finishes with elegant period detailing, including high ceilings, ornate cornicing, ceiling roses, wooden flooring and a striking fireplace.

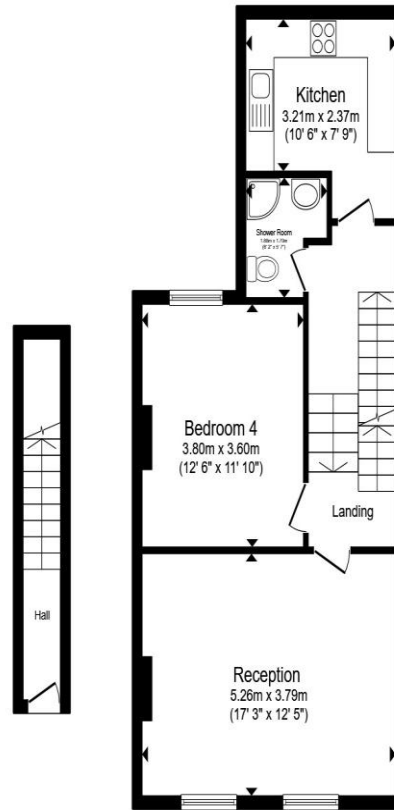
Above, the upper floors are arranged as a substantial four double bedroom apartment, offering generous proportions and a well-balanced layout ideally suited to family living and entertaining. The principal reception space is bright and inviting, complemented by a modern, well-appointed kitchen. All four bedrooms are comfortable doubles, while a private south-facing roof terrace offers an excellent setting for outdoor dining or relaxation.

Throughout, the property retains the scale and charm of its Victorian origins, enhanced by thoughtful modernisation and a cohesive finish. Morrish Road itself is a highly regarded, community-led street, known for its annual street party, book club and traditional local pub, ideally positioned just off Brixton Hill. The location offers an excellent balance of connectivity and lifestyle, with Brixton's vibrant amenities and Victoria Line services approximately a fifteen-minute walk away, alongside Streatham Hill station providing convenient routes into central London.

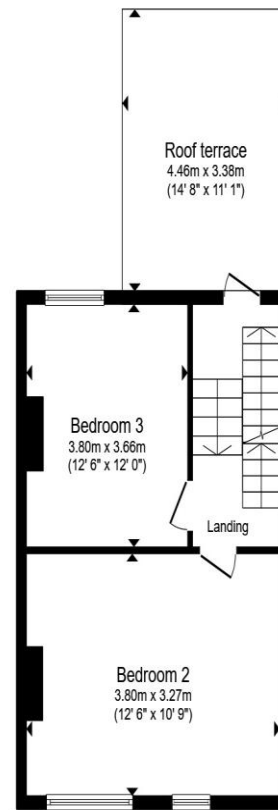




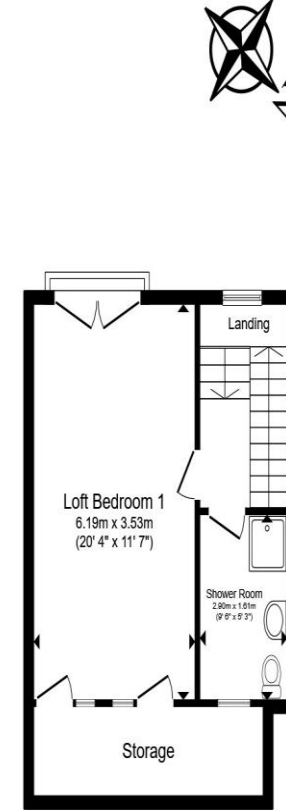
Ground Floor



First Floor



Second Floor



Third Floor



Total floor area 69.4 m<sup>2</sup> (747 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



Total floor area 143.4 m<sup>2</sup> (1,544 sq.ft.) approx

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## Morrish Road, London

- Freehold building of approximately 2,291 sq ft, comprising two self-contained apartments with scope to convert into one substantial family home
- Versatile layout with a ground floor one/two-bedroom garden apartment and an upper four double bedroom duplex
- Impressive open-plan living space on the ground floor with doors opening onto a side return, ideal for indoor-outdoor living
- Private south-facing roof terrace serving the upper apartment, perfect for entertaining and al fresco dining
- Prime residential setting on Morrish Road, a highly regarded, community-led street within easy reach of Brixton, Streatham Hill and excellent transport links

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

# £1,350,000



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Property Ref:  
CPM108430 - 0014

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Please note the marker reflects the postcode not the actual property



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