



# AN EXCEPTIONAL FULLY REFURBISHED HOME

An Exceptional Fully Refurbished Freehold Home with Sunny Garden & Roof Terraces.

This beautifully refurbished freehold house offers generous, light-filled accommodation arranged over three floors, combining elegant proportions with modern family living in a sought-after Brixton location.

The raised ground floor is particularly impressive, featuring a stunning double reception room with high ceilings that enhance the sense of space and light. An inviting entrance hall sets the tone on arrival, complemented by a guest WC. To the rear, a large eat-in kitchen and dining area provides the perfect hub for everyday living and entertaining, opening directly onto south west facing rear garden.

The first floor hosts a luxurious principal bedroom complete with en-suite bathroom. Two further well-proportioned bedrooms enjoy access to a stylish family bathroom, while also benefiting from a rear terrace, offering a peaceful outdoor retreat.

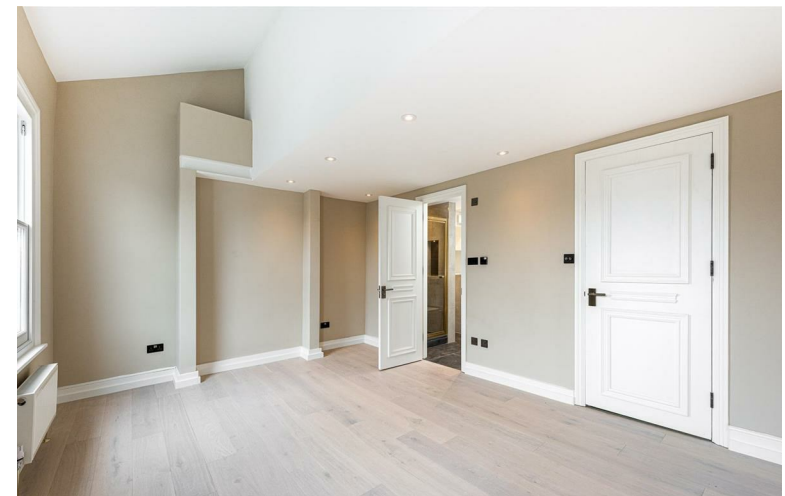
On the top floor, a further bedroom with roof lights is flooded with natural light and is served by a contemporary shower room. This level also boasts a large rear roof terrace, providing exceptional outdoor space with far-reaching views — perfect for entertaining or unwinding.

Located on the ever-popular Rattray Road, this exceptional home is ideally positioned for the vibrant amenities, transport links, and green spaces that Brixton is renowned for.

A superb turnkey property offering flexible living space, outstanding outdoor areas, and refined finishes throughout.







## ACCOMMODATION

Entrance Hall: Double Reception: Guest WC: Large Eat-in Kitchen/Dining Room: Private Rear Garden: Main Bedroom with En-Suite Bathroom: Two Further Bedrooms with Family Bathroom: Rear Terrace: Further Top Floor Bedroom: Shower Room: Large Roof Terrace

## LOCATION

Just a short walk (around 5–10 minutes) brings you to Brixton Underground (Victoria Line) and mainline stations, offering excellent transport links into Central London and beyond. Overground and Thameslink services are also easily accessible via Brixton and nearby Herne Hill stations, making commuting or weekend travel straightforward. Local amenities are superb: Brixton's dynamic cultural scene is moments away, including Brixton Village, POP Brixton, independent restaurants, cafés, bars and boutique shops. For everyday leisure or family time, the expansive Brockwell Park with its iconic Art Deco lido, sports facilities, café and green space is an easy stroll from the doorstep, providing a peaceful contrast to urban living.



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PROPERTY INFORMATION

Property Type: House

Construction Materials: Brick

Utilities:

Electricity supply: Mains Supply

Water supply: Mains

Sewerage: Mains

Heating: Gas Mains

Broadband/ Internet connection: Fttc

Mobile Signal Coverage: Please check Ofcom Mobile  
Checker

Broadband speed: Please check Ofcom Broadband  
Checker

Parking Arrangements: Street Parking Permit Required

Terms

Price: £1,350,000

Tenure: Freehold

Local Authority: Lambeth

Council Tax Band: E

Ratray Road, SW2



Approx. Gross Internal Area 1840 Sq Ft - 170.94 Sq M  
Approx. Terrace Area 248 Sq Ft - 23.04 Sq M  
Approx. Total Area 2088 Sq Ft - 193.98 Sq M



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

FEATURES

- Fully refurbished freehold house
- Raised ground floor with elegant double reception & high ceilings
- Large eat-in kitchen / dining room opening onto private rear garden
- Guest WC & welcoming entrance hall
- Principal bedroom with en-suite
- Three further double bedrooms
- Family bathroom & additional shower room
- Multiple outdoor spaces including rear garden, first-floor terrace & large roof terrace
- Arranged over three floors
- Prime Brixton location close to transport, amenities & green spaces



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