






## LYHAM ROAD

London, SW2



## A BRIGHT TWO BEDROOM HOME

A modern two bedroom home with a private south-facing garden.

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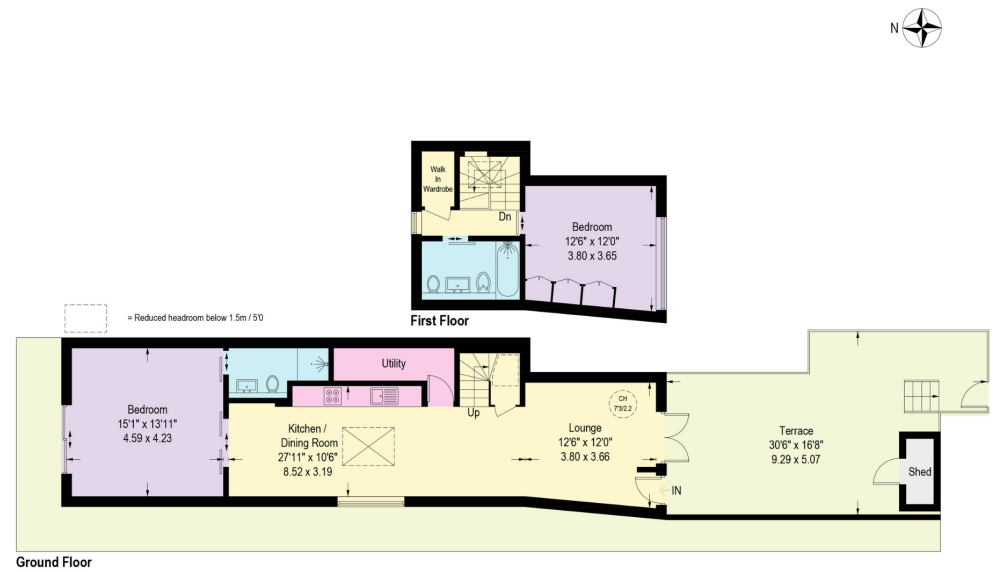
Local Authority: London Borough of Lambeth

Council Tax band: E

Tenure: Freehold

Guide Price: £700,000

A light and bright two bedroom home enjoying a quiet and convenient position on Lyham Road. Fronted and accessed via the low-maintenance south-facing garden, perfect for al fresco dining, with entry at ground floor level to a generous open-plan kitchen/living room. Enjoying ample solar gain with floor to ceiling windows allowing plenty of natural light to pour in. Beyond the seating area is the modern kitchen with a range of wall and base units, integrated appliances and plenty of space for a dining table. Pocket doors open into a generous bedroom served by an en suite shower room. This space is currently used as a second reception room. Stairs rise to the first floor which includes a further bedroom with extensive in-built storage and Juliet balcony. Adjacent is the modern bathroom suite and a walk in wardrobe accessed from the landing area.



(Including Basement / Loft Room)  
 Approximate Gross Internal Area = 96.15 sq m / 1,035 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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