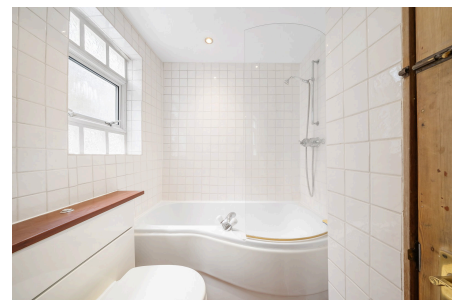




## Corrance Road, Brixton, SW2

Guide Price £550,000 - £575,000

2 1 1



PLEASE SELECT 3 FOR JONATHAN ON CALLING - PLEASE QUOTE JW0326 - GUIDE PRICE £550K-£575K – Well presented ‘two bedroom plus study’ split level maisonette (823 Sq.Ft) with share of the freehold, superbly situated in a sought after location on the borders of Brixton and Clapham, close to excellent transport links and vibrant amenities. The property offers bright and spacious accommodation laid out over two floors, flooded with natural light, with stylish interiors, character appeal and immaculate finish throughout – the perfect blend of classic elegance, modern design and convenience in this wonderful thriving location. Features include an inviting front aspect reception room, well equipped kitchen, bonus study/office, modern

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bathroom, gas central heating, double glazing, quality floor coverings and access to generous loft space with option for conversion, STPP.

Accommodation comprises entrance with stairs rising to the first floor, leading into the front aspect reception room with feature bay, fireplace, and ample space for relaxing and entertaining. The separate kitchen comprises a modern range of matching wall and base units with work surfaces, incorporating inset sink unit, gas hob with overhead extractor, electric oven, and further space for appliances. A double bedroom and modern bathroom complete the first floor living space. To the second floor, there is a further double bedroom, plus a useful and versatile study/office with inbuilt storage.

The property is very conveniently located within a short walk of the centres of both Brixton and Clapham, each with overground and underground stations providing excellent links into Central London. There are numerous regular bus routes within a short walk, as well as shops, bars, restaurants and amenities. Brixton also provides vibrant indoor markets and the site of the famous O2 Brixton Academy music venue, with Clapham boasting its beautiful common which hosts a variety of events.

Viewings are highly recommended.

Lease Term: Share of Freehold with lease being extended to 999 years.

Ground Rent: N/A.

Service Charge: No service charge. 57% (Circa £342 insurance).

All prospective purchasers are advised to make their own enquiries via a solicitor.



## Key Features

- STUNNING 2 BED + OFFICE SPLIT LEVEL MAISONNETTE (823 SQ.FT)
- BRIGHT AND SPACIOUS ACCOMMODATION OVER 2 FLOORS
- BRIGHT FRONT ASPECT RECEPTION ROOM
- BONUS STUDY/OFFICE
- CLOSE TO EXCELLENT TRANSPORT LINKS AND VIBRANT AMENITIES
- PRIME BRIXTON/CLAPHAM BORDERS LOCATION. LARGE DEMISED LOFT
- CLASSIC ELEGANCE AND MODERN DESIGN
- WELL EQUIPPED KITCHEN
- SHARE OF FREEHOLD
- PLEASE SELECT 3 FOR JONATHAN ON CALLING - PLEASE QUOTE JW0326

### Corrance Road

Approximate Gross Internal Area = 76.5 sq m / 823 sq ft  
Loft = 39.8 sq m / 428 sq ft  
Total = 116.3 sq m / 1251 sq ft  
Including Limited Use Area (14.3 sq m / 154 sq ft)

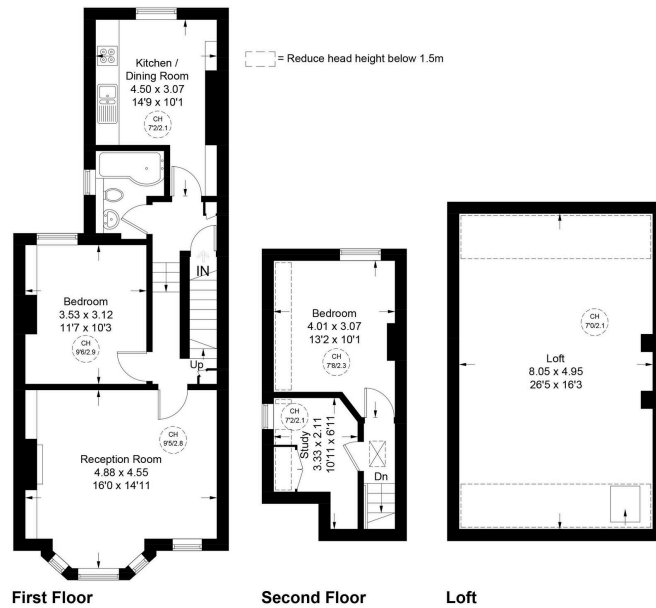


Illustration for identification purposes only, not for valuation purposes, measurements are approximate, not to scale. IPMS2