



Trelawn Road, SW2 | Guide Price £999,950

02087029555

hernehill@pedderproperty.com

pedder
We live local



In General

- Double reception room
- Modern kitchen
- Principal bedroom with en suite
- Three further bedrooms
- Family bathroom
- Rear garden with side access
- Popular location
- Equidistant Herne Hill & Brixton

In Detail

We're delighted to welcome you to this attractive four-bedroom home, offering generous living space and a warm, inviting atmosphere throughout.

The ground floor features a bright and spacious double reception room with beautiful parquet flooring and plenty of room for both everyday living and family meals. Large front-facing windows flood the space with natural light, while floor-to-ceiling sliding doors open straight onto the private rear garden — perfect for entertaining, relaxing, or keeping an eye on children at play.

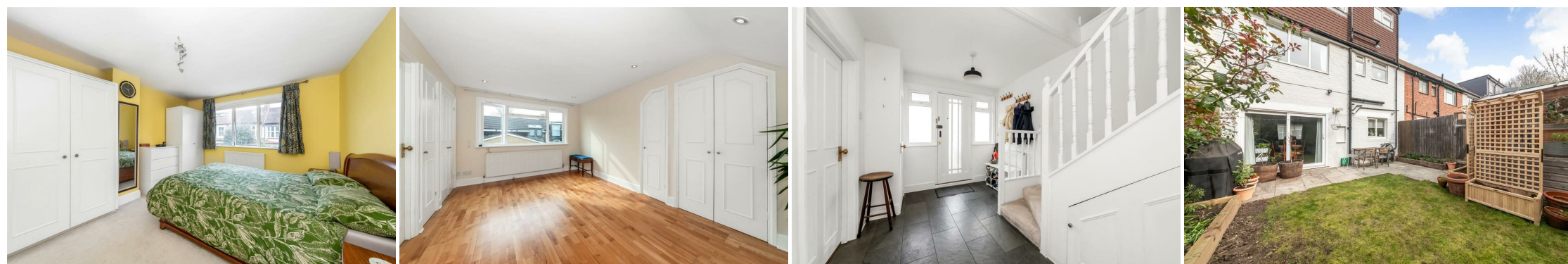
The kitchen is thoughtfully designed with a modern range of wall and base units, ample worktop space, and integrated appliances including an oven, hob, and fridge freezer. A separate door provides easy access to the garden, making outdoor dining and summer evenings effortless.

Upstairs, the first floor offers three comfortable, well-proportioned bedrooms and a family bathroom. The top floor is dedicated to a spacious double bedroom with built-in wardrobes and its own en-suite shower room, creating a peaceful and private retreat.

Outside, the rear garden begins with a paved seating area, ideal for morning coffee or alfresco dining, and leads to a lawn bordered by mature shrubs. Shared side access offers convenient access to the front of the property.

The home is ideally positioned close to Herne Hill, with its friendly village feel, excellent cafés, shops, and restaurants, as well as fast rail links to Victoria, Thameslink, and Blackfriars. Brockwell Park is just a short distance away and is perfect for weekend walks, with its popular lido and café. Brixton town centre is also easily accessible, offering a vibrant mix of shopping, dining, entertainment, and transport links, including the much-loved Ritzy Cinema.

EPC: D | Council Tax Band: E




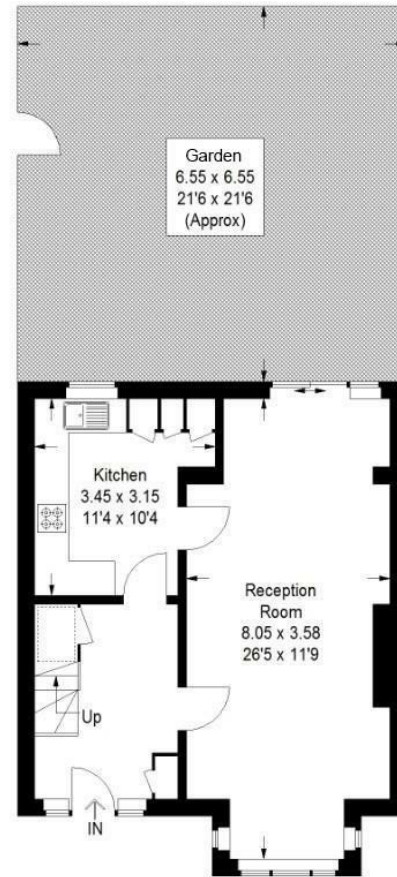
Floorplan

Trelawn Road, SW2

Approximate Gross Internal Area
126.7 sq m / 1364 sq ft



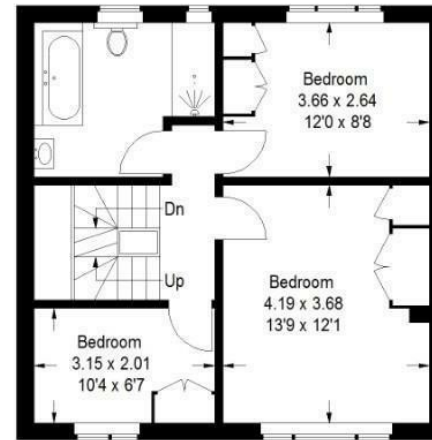
 = Reduced headroom below 1.5 m / 5'0



Ground Floor



Second Floor

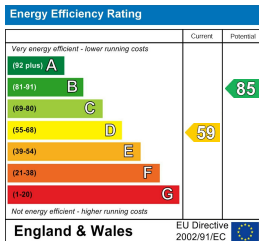


First Floor

Copyright www.pedderproperty.com © 2026

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.

Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.