



Craignair Road, London SW2 2DG



welcome to

Craignair Road, London

A beautifully presented example of a three-bedroom 1930s family house for sale, this attractive home is set within a quiet residential enclave on Craignair Road and will appeal to a broad range of purchasers seeking space, style and an exceptional location. Positioned just moments from Brockwell Park, the property enjoys immediate access to one of South London's most cherished green spaces, while the vibrant centre of Brixton is approximately a ten-minute walk away, offering an excellent selection of restaurants, nightlife and transport links. Two of Brixton's most highly regarded primary schools are also within easy reach, further enhancing the area's family appeal. Herne Hill, with its village atmosphere, independent shops and well-regarded pubs, lies around fifteen minutes away on foot, providing a lifestyle that balances urban convenience with local charm.

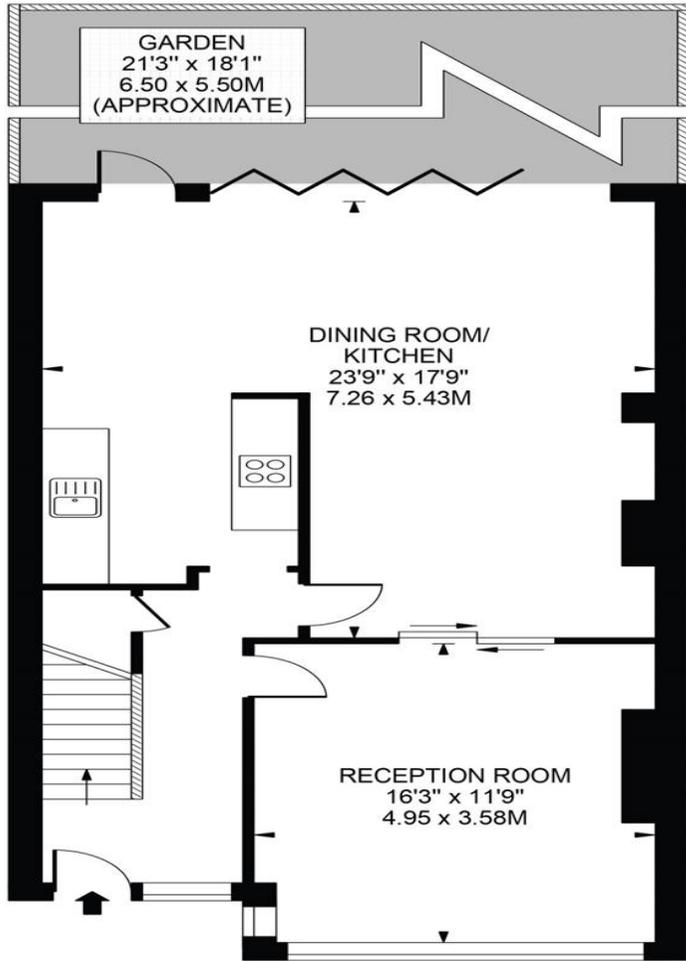
The current owners have undertaken a comprehensive and considered renovation, resulting in a stylish, light-filled home that is ready for immediate occupation. The interiors blend contemporary design with retained period character, including wooden flooring, a feature fireplace and large bay windows. The ground floor is arranged around a bright and welcoming reception room which flows seamlessly into a spacious kitchen-diner, forming the natural heart of the home. The kitchen is finished with sleek white cabinetry, fully integrated appliances and a sociable breakfast bar, alongside ample space for a large dining table. Full-width concertina doors open onto a sunny, low-maintenance rear garden, laid with porcelain patio tiles, ideal for entertaining and family use.

Craignair Road is ideally positioned between Tulse Hill and Herne Hill stations, both within comfortable walking distance, providing swift connections to London Victoria (with use of the excellent Victoria line), London Bridge, Farringdon and beyond via Thameslink and Southern services. Numerous local bus routes further enhance connectivity, while Brockwell Park - with its iconic Lido, community gardens and year-round events - is just a short stroll away. The surrounding neighbourhood is well regarded for its welcoming atmosphere and an ever-growing selection of independent cafés, restaurants and everyday amenities.

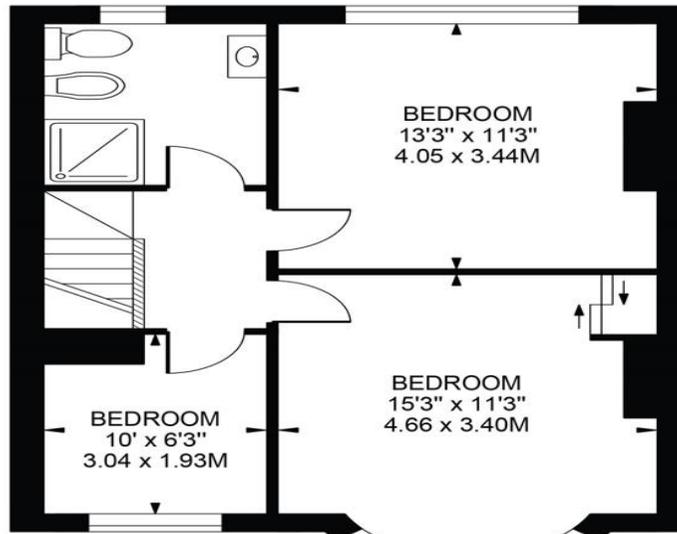


CRAIGNAIR ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1209 SQ FT - 112.30 SQ M



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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Craignair Road, London

- Three bedrooms
- Two reception rooms
- Patio terrace and garden
- Bay windows
- Skylights to top floor

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£950,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CPM108365 - 0007

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