



DALBERG ROAD, SW2
£700,000 LEASEHOLD

A GOOD SIZE TWO DOUBLE BEDROOM VICTORIAN CONVERSION APARTMENT CLOSE TO BRIXTON AND HERNE HILL

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DESCRIPTION:

Available exclusively through Winkworth, we are delighted to present for sale this charming Victorian conversion apartment situated on a beautiful quiet road a stone's throw from the heart of Herne Hill. The beautifully co-ordinated living space comprises of an entrance hall which opens onto two double bedrooms to front, with the principal bedroom having fitted wardrobes and the second bedroom giving you direct access onto a lightwell. Located to the rear is the open-plan reception/kitchen/dining area and the fitted kitchen has plenty of wall and base units, the usual integrated appliances with a gas hob/oven and extractor fan. There are large bi-folding doors which seamlessly interconnect with the landscaped, tiered, decked garden which is perfect for in/out living and entertaining. Practical features on this level also include a smart bathroom with bath with shower overhead, a WC and a wash hand basin. Dalberg Road is a quiet tree-lined residential street which consists of mainly terraced pretty mid-Victorian properties. There are many restaurants and independent coffee shops/cafes as well as easy walking access to Brockwell Park with its iconic Lido. Well-located for transport at Herne Hill mainline train station (Thameslink) and Brixton tube station (Victoria line) - the property is perfect for easy commuting to the City and West End. Offered with a long lease (116+ years remaining), early viewings are recommended!

AT A GLANCE

- Ground Floor Victorian Conversion Apartment
- Open-Plan Living
- Reception/Dining Room/Kitchen
- Two Double Bedrooms
- Modern Bathroom
- Lightwell
- Decked Garden
- Leasehold (116+ years remaining)
- Lambeth Council Tax Band: D





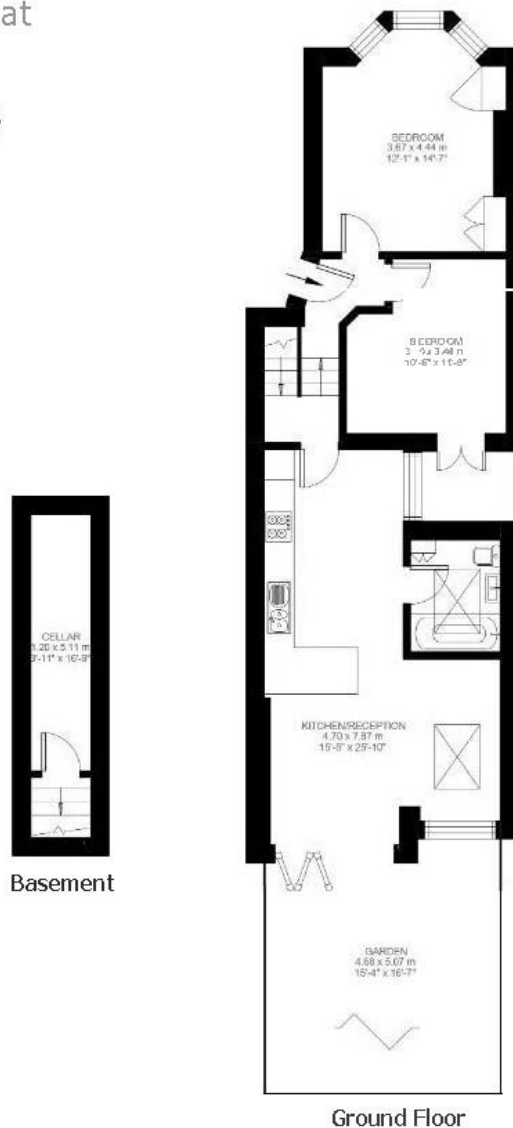
Dalberg Road

2 Bedroom Flat

Approx internal area:

771 sqft 72sqm

While we do try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold
Term: Expires - 11/01/2141
Service Charge: £215 per annum
Ground Rent: £350 Annually (subject to increase)
Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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