



Raleigh Gardens, SW2



Guide Price £500,000 - £525,000 *Share of Freehold*

KEY FEATURES

- Bright first-floor Victorian conversion
- Two generous double bedrooms
- Elegant sash bay windows
- Characterful original feature fireplace
- Striking exposed timber floorboards
- Separate modern galley kitchen
- Over 700 square feet
- Excellent local transport link

Occupying the first floor of a handsome red-brick Victorian conversion, this two-bedroom flat is defined by its impressive volume and abundance of natural light. The heart of the home is an expansive front-facing reception room, where a large bay window fitted with classic sash windows provides a bright and airy outlook. This social hub retains its period integrity with striking exposed timber floorboards and an original feature fireplace, creating a warm and characterful space for both relaxing and dining. Adjacent to the living space, the separate galley kitchen is smartly finished with white cabinetry, wooden worktops, and a traditional check-tiled splashback, further benefited by its own sash window. The accommodation comprises two well-proportioned double bedrooms, offering the versatility required for professional couples or those needing a dedicated home office. The primary bedroom features extensive built-in storage and maintains the property's flow with continued wooden flooring, while the second bedroom is comfortably carpeted. A crisp, modern family bathroom completes the interior, which extends to over 700 square feet of well-considered living space. Raleigh Gardens is a quiet residential enclave perfectly positioned to enjoy the vibrant energy of Brixton Hill and the green expanses of Brockwell Park, which is just a short walk away. The location is exceptionally well-connected, with frequent bus routes providing a direct and rapid link to Brixton Underground (Victoria Line) and the famous Brixton Village. For overground services, Streatham Hill station is within easy reach, offering fast links to London Victoria and the City. The local area is home to an array of independent cafes, bars, and the popular Ritzy Cinema, making it a sought-after pocket of South London.

Herne Hill

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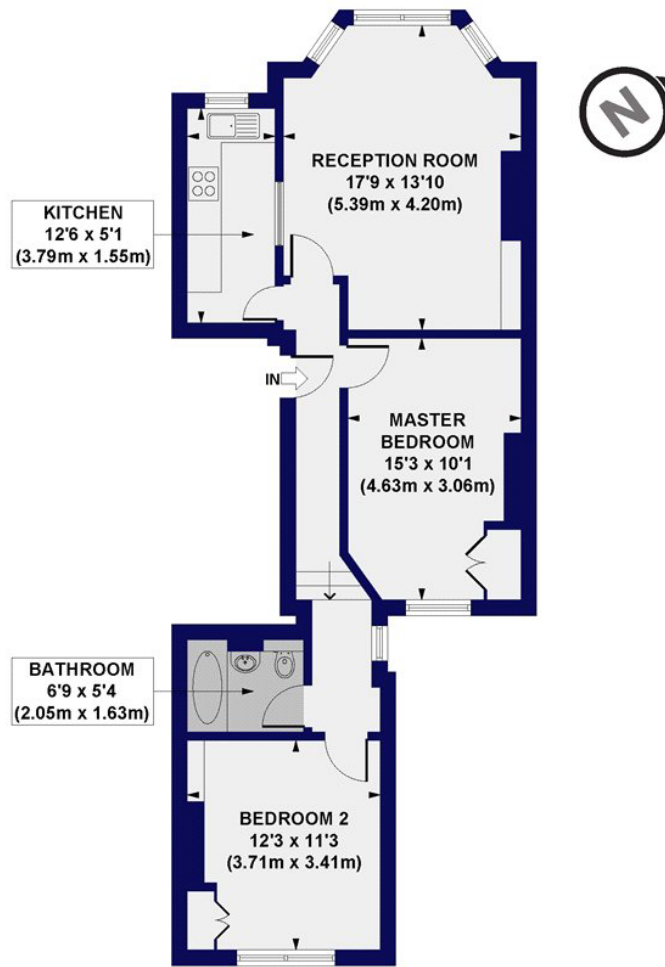
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Approx. Gross Internal Floor Area 710 sq. ft / 65.95 sq. m



FIRST FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Share of Freehold

Council Tax Band: C

EPC rating: C

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