

John Ashby Close, SW2

2 1 1

Guide Price: £600,000 - £650,000 *Freehold*

KEY FEATURES

- Turnkey beautifully renovated house
- Fantastic ground floor rear extension
- Off street parking two cars
- Two comfortable double bedrooms
- Luxury contemporary family bathroom
- Private decked rear garden
- Peaceful residential close location
- Accessible to Brixton and Clapham

Tucked away within a peaceful residential close in Brixton, this beautifully renovated freehold house delivers 725 square feet of contemporary, turnkey living space. Standing as an ideal purchase for first-time buyers seeking a home in absolute pristine condition, the property balances a stylish modern aesthetic with an incredibly functional layout. The ground floor accommodation flows from an entrance lobby into a smartly presented kitchen equipped with sleek cabinetry and quality integrated appliances. This leads through to an expansive, open-plan reception room that has been significantly enhanced by a fantastic ground floor extension to the rear. This sun-drenched social area features striking exposed brickwork, overhead skylights, and broad bi-folding glass doors that fully retract to create a fluid connection to the outside. The first floor comprises two comfortable double bedrooms and a luxury family bathroom suite. The principal bedroom features deep custom-fitted wardrobes with mirrored sliding doors, while the second double bedroom offers a peaceful, flexible space perfect for guests or a home office. Serving the upper level is a highly contemporary bathroom intricately finished with bespoke marble-effect tiling, a tiled-panel bath with a rainfall shower head, and a matte black heated towel rail. Externally, the property boasts a low-maintenance private rear garden designed with premium decking and high panel fencing, creating a perfect space for outdoor entertaining. A highly valuable asset for the area is the private front driveway, which provides comfortable off-street parking for two cars. John Ashby Close is an incredibly quiet, neighbourly cul-de-sac situated just off Brixton Hill, offering a peaceful retreat while remaining exceptionally well-connected. The property is ideally located to enjoy the vibrant amenities of central Brixton, including its famous covered markets, independent restaurants, and extensive music venues, all accessible within a realistic 15 to 20-minute walk or a short bus ride. While the charming boutique shops and pretty eateries of Abbeville Village are a little further afield sitting just over a mile away across the standard neighbourhood borders—the area is seamlessly linked by excellent local transport links. Regular bus routes along Brixton Hill provide swift, direct access to the Victoria Line Underground at Brixton station, while also offering convenient connections toward the Northern

Herne Hill

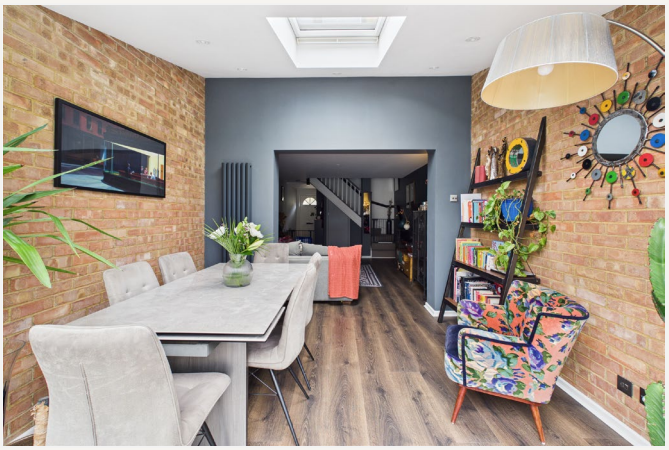
020 7501 8950 | hernehill@winkworth.co.uk

Winkworth

for every step...







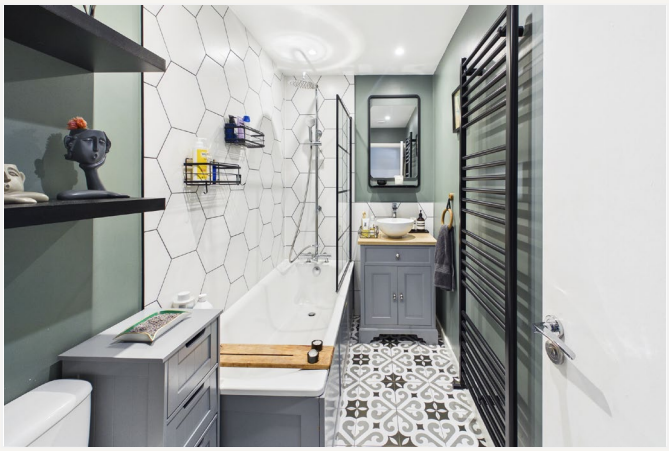




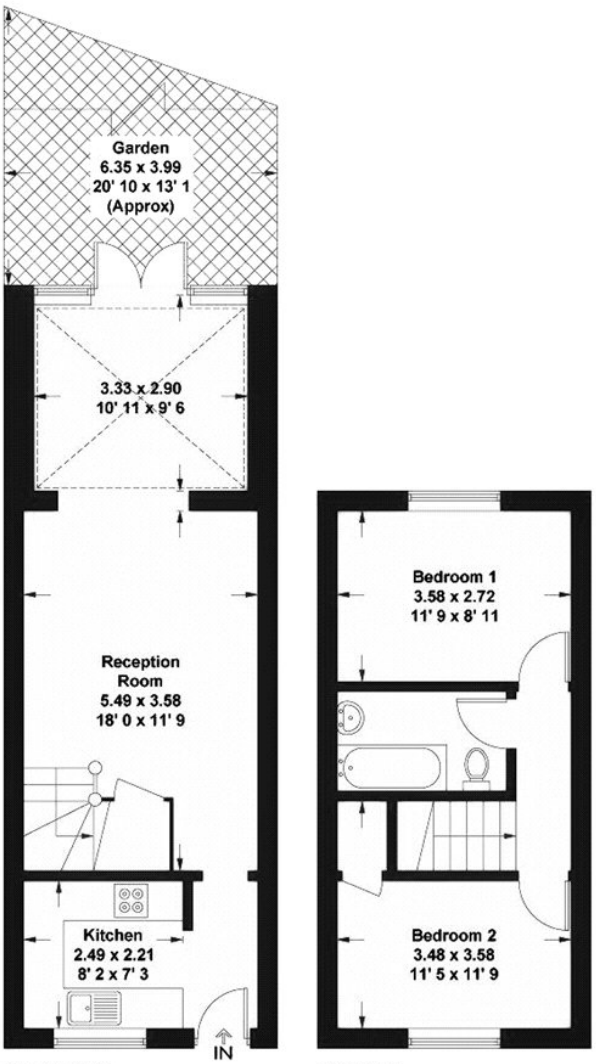








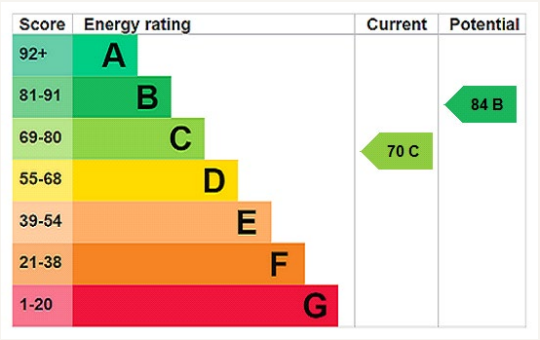




John Ashby Close

Approximate Gross Internal Area = 725 sq ft / 67.3 sq m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is initial guidance only and should not be relied on as a basis of valuation.



MATERIAL INFO

Tenure: Freehold

EPC rating: C

Herne Hill

020 7501 8950 | hernehill@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.