



Sandmere Road, SW4

Offers IEO: £600,000 *Share of Freehold*

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KEY FEATURES

- Two bedroom split-level flat
- Private paved courtyard garden
- Grand bay-fronted living room
- Separate basement utility room
- Characterful Victorian period features
- Sleek contemporary galley kitchen
- Near Clapham North and Brixton station
- Peaceful low-traffic residential street

Occupying the ground and lower ground floors of a handsome Victorian terraced property, this two-bedroom split-level flat offers a wonderful balance of period character and contemporary refinement. The accommodation is accessed via a central hallway that flows naturally through the main quarters. To the front, a grand living room serves as the social heart of the home, featuring a deep bay window, high ceilings, a traditional fireplace, and ample space for both seating and dining. The hallway also provides access down to a separate basement utility room, an invaluable practical feature offering superb storage and laundry space away from the principal rooms. Continuing down the plan, a versatile second bedroom provides an ideal space for a nursery or a quiet home office. This is served by a modern family bathroom, smartly finished with classic white tiling, chrome fittings, and a window for natural ventilation. Positioned to the rear, the principal double bedroom is a quiet haven beautifully presented with a dark blue feature wall. Running alongside, a sleek separate kitchen is equipped with dark shaker-style cabinetry, white brick splashbacks, and integrated appliances. From here, a door opens directly onto a private paved garden, offering a secluded, brick-walled sanctuary for outdoor dining and summer entertaining. Sandmere Road is a quiet, highly desirable street nestled within a popular low-traffic residential pocket that perfectly bridges Clapham and Brixton. Residents benefit from an abundance of amenities in every direction, with the independent cafés, bars, and supermarkets of Clapham High Street just a short walk away, and the vibrant markets of central Brixton a ten-minute stroll. Transport links are exceptional; Clapham North Underground station (Northern Line) and Brixton station provides rapid Victoria Line and Overground connections into the West End and City. The open green spaces of Clapham Common are also within easy reach, making this a highly connected yet peaceful South London base.

Herne Hill

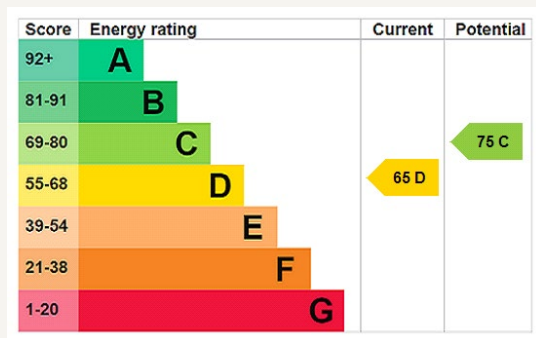
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MATERIAL INFO

Tenure: Share of Freehold
Council Tax Band: C
EPC rating: D

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