



Blenheim Gardens, SW2

£500,000 *Freehold*

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KEY FEATURES

- Unmodernised split level property
- Three well-proportioned bedrooms
- Well maintained private garden
- Access to communal gardens
- Ground floor guest WC
- Great renovation potential throughout
- Close to Brixton station
- Moments from Windmill Gardens

Offering incredible scope to update and personalise throughout, this unmodernised split-level home provides a well-balanced layout arranged across two floors, complete with a private garden and access to leafy communal grounds. The front door opens into an entrance hallway equipped with a convenient guest WC. Positioned off the hall, the fitted kitchen offers practical storage and workspace, with direct access through to a spacious reception room. Bathed in natural light, this living space looks out onto the garden and opens through wide glass doors, creating a seamless indoor-outdoor connection for dining and entertaining. Ascending to the first floor, the landing guides you to three well-proportioned bedrooms, including two generous double bedrooms and a third versatile single bedroom ideal as a home office or nursery. A central three-piece family bathroom suite completes this level. To the rear, the property boasts a private, exceptionally well-maintained garden featuring a paved patio area, mature borders, and plenty of space for outdoor seating. Beyond the private garden, residents also enjoy access to attractive communal gardens. Blenheim Gardens is tucked quietly away off Brixton Hill, offering a peaceful residential setting within easy reach of central Brixton. Commuters benefit from direct access to the Victoria Line at Brixton Underground station, alongside regular Overground services and frequent 24-hour bus routes running along Brixton Hill into the City and West End. The local area is vibrant, with Brixton Village, the Ritzy Cinema, and an exceptional range of independent cafes, restaurants, and live music venues right nearby. The green open spaces of Windmill Gardens and Brockwell Park, with its historic Lido, are just a short walk away. Local schooling options are excellent, including Corpus Christi Catholic Primary School and Trinity Academy.

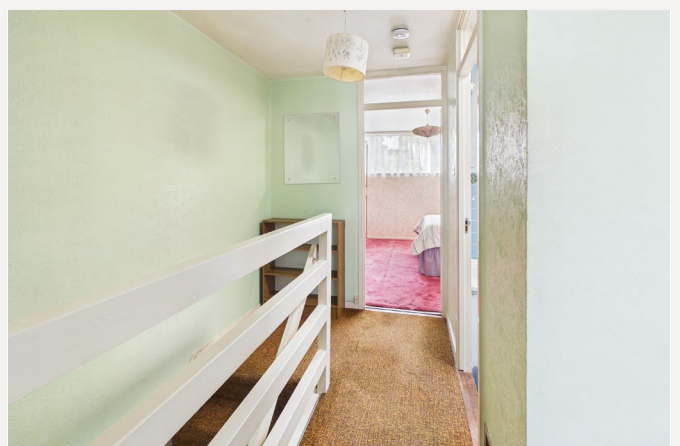
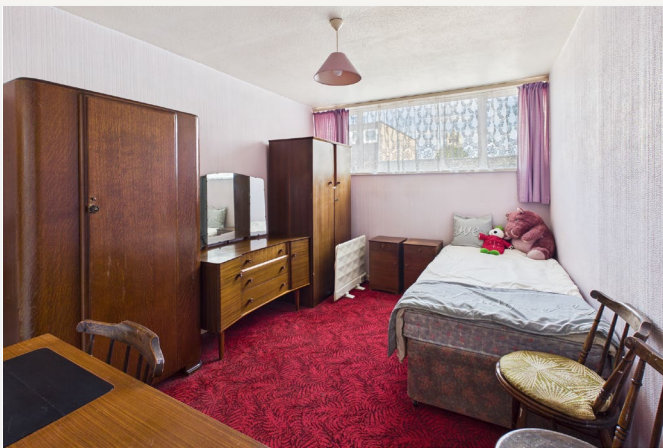
Herne Hill

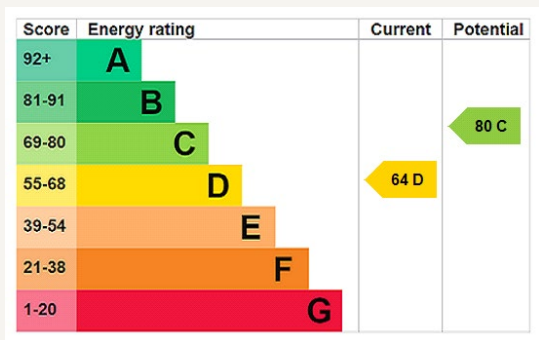
0207 501 8950 | hernehill@winkworth.co.uk

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MATERIAL INFO

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

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