



Sudbourne Road, SW2

OIEO £700,000 *Leasehold*

3  1  2 

KEY FEATURES

- Grand Victorian pub conversion
- South facing private balcony
- Three spacious double bedrooms
- Recently refurbished modern kitchen
- Two stylish bathrooms
- Shared yard with storage
- Moments from Brockwell Park
- Near Brixton and Clapham

Occupying a prominent position within a grandly refurbished Victorian pub, this three-bedroom apartment is a masterclass in volume, light, and contemporary period living. The property is defined by its expansive, bright rooms and a layout that balances grand social spaces with quiet, private quarters. The heart of the home is a separate, well-proportioned reception room featuring high ceilings and large windows that flood the space with natural light. This is complemented by a recently refurbished kitchen and dining area, finished with stylish cabinetry and composite laminate worktops. The kitchen leads directly onto a private, south-facing balcony; a genuine suntrap that offers a secluded outdoor escape for morning coffee or alfresco dining. The accommodation comprises three generous double bedrooms, all maintaining the property's sense of scale. Both the main family bathroom and the ensuite boast modern fixtures and striking tiling, including a standout tiled walk-in shower. Beyond the private balcony, the flat benefits from access to a shared outdoor yard - a great social space with raised beds and additional outdoor storage. Sudbourne Road is perfectly positioned to enjoy the eclectic energy of Brixton alongside the village-like charm of Clapham and Herne Hill. The property is within a short walk of Brixton Market, the Ritzy Cinema, and an array of major supermarkets. For green space, the expansive Brockwell Park and its iconic Lido are just a stroll away. Transport links are exceptional, with Brixton (Victoria Line & National Rail) and Clapham (Northern Line & Overground) stations providing rapid access across the capital. The flat is also ideally located for families, with two excellent primary schools in the immediate vicinity.

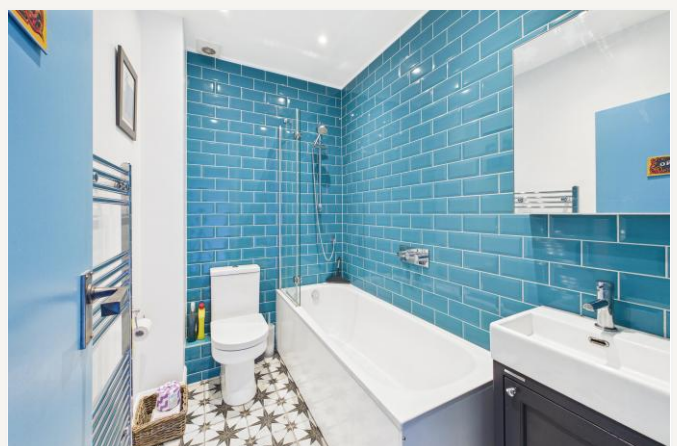
Herne Hill

020 7501 8950 | hernehill@winkworth.co.uk

Winkworth

for every step...







MATERIAL INFO

Tenure: Leasehold

Term: 98 year and 1 months

Ground Rent: £200 Annually (subject to increase)

Council Tax Band: D

EPC rating: To be confirmed

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.