



William Winter Court, London, SW2

Offers IEO: £425,000 *Leasehold*

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KEY FEATURES

- Secure gated modern development
- Two generous double bedrooms
- En-suite and family bathroom
- Solid wood block flooring
- Large L-shaped reception room
- Designated off-street parking space
- Adjacent to Brockwell Park
- Moments from Herne Hill

Situated within a secure, modern gated development, this expansive second-floor apartment offers a bright and well-proportioned living environment. The property is conveniently accessed via a lift and opens into a central hallway that leads to the primary social space. The large, L-shaped reception and dining room is bathed in natural light from large windows and features warm solid wood block flooring, providing ample space for both relaxing and entertaining. The dining area leads directly through to a modern, fully fitted kitchen, which comes equipped with integrated appliances including a gas hob and electric oven. The accommodation comprises two generous double bedrooms, both offering a neutral finish and plenty of room for storage. The principal bedroom benefits from its own en-suite shower room, while a separate family bathroom features a full-length bath with an overhead shower. The apartment also includes a designated parking space within the development - a rare and significant benefit for the area. Throughout, the flat presents a clean, contemporary feel, making it an ideal home for professionals or small families seeking a turnkey residence. William Winter Court occupies an enviable position immediately adjacent to the green expanses of Brockwell Park, home to the iconic Lido. The location is perfectly placed to enjoy the vibrant cultural scene of Brixton and the village-like atmosphere of Herne Hill, famed for its popular Sunday market, both offering a diverse array of independent shops, bars, and eateries. Transport links are excellent, with Brixton Underground (Victoria Line) and Herne Hill station providing rapid access to the City and West End, while numerous bus routes serve the immediate area.

Herne Hill

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

MATERIAL INFO

Tenure: Leasehold

Term: 98 year and 8 months

Service Charge: £2600 per annum

Ground Rent: £239.59 Annually

Council Tax Band: D

EPC rating: B

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