



St Saviour's Road, SW2

Guide Price: £400,000 - £450,000 *Share of Freehold*



KEY FEATURES

- Spacious two double bedrooms
- Private south facing garden
- Independent private flat entrance
- Seven metre reception room
- Characterful feature period fireplace
- Separate contemporary fitted kitchen
- Moments from Brockwell Park
- Excellent Victoria Line links

Nestled within a handsome Victorian house on a leafy residential street, this spacious two bedroom flat offers a superb layout with its own private entrance and a private front garden. The heart of the home is a remarkably generous reception and dining room extending over seven metres in length. Bathed in natural light from a south facing bay window, this versatile room overlooks the front garden and features a charming fireplace adding a clear sense of period character. Directly adjacent sits a contemporary kitchen, thoughtfully designed with sleek cabinetry, integrated appliances, and clean white tiling. Both bedrooms are quietly positioned toward the rear of the property, each comfortably accommodating a double bed while providing great flexibility for professional sharers, guests, or a dedicated home office. Centrally located, the neutral three piece bathroom suite features a bathtub with an overhead shower. Excellent practicality is woven throughout the property, from the additional built in hallway storage to the exclusive south facing front garden, which is neatly screened by a mature hedge to create a private oasis for dining alfresco. St Saviours Road is a sought after, sleepy residential street tucked quietly away off Brixton Hill, perfectly placing the very best of South London right on your doorstep. A short stroll down the hill leads directly to Brixton tube station for swift Victoria Line connections, alongside an array of daytime and night buses for effortless access into the city. The vibrant culinary hub of Brixton Village, its celebrated live music venues, and local supermarkets are all within easy reach. For leisure, the stunning green open spaces of Brockwell Park, complete with its historic Lido and popular café, are just a ten minute walk away. Families are exceptionally well served by outstanding local schools, including Corpus Christi Catholic Primary School and

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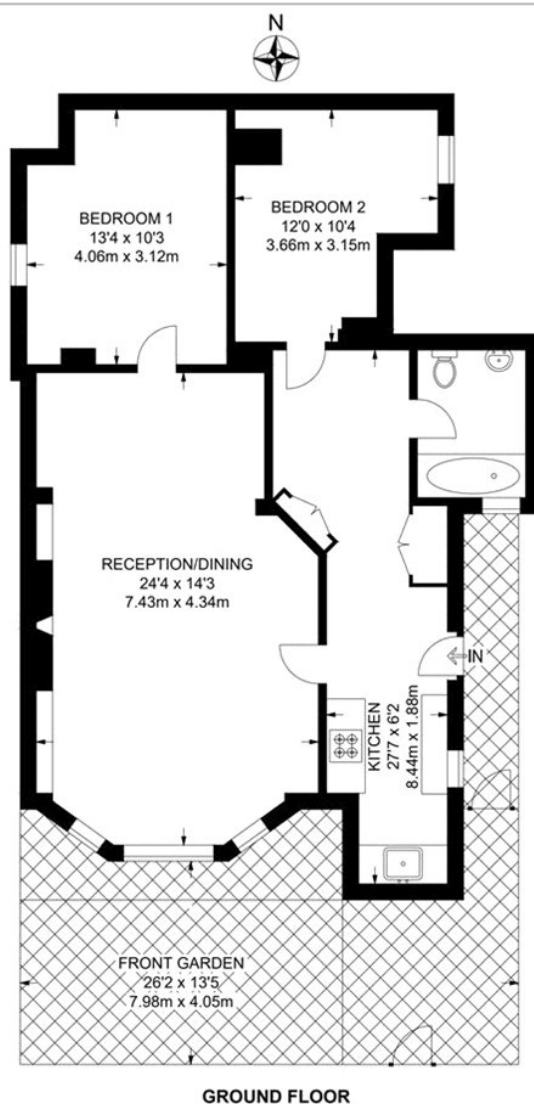




St Saviours Road

2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 818 SQ FT / 76 SQ M



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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

MATERIAL INFO

Tenure: Share of Freehold

Council Tax Band: C

EPC rating: C

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