



BRAILSFORD ROAD, SW2
£1,595 PER MONTH PART/ FURNISHED

A MODERN TWO DOUBLE BEDROOM FIRST FLOOR VICTORIAN CONVERSION LOCATED WITHIN WALKING DISTANCE OF BRIXTON TUBE AND HERNE HILL STATION

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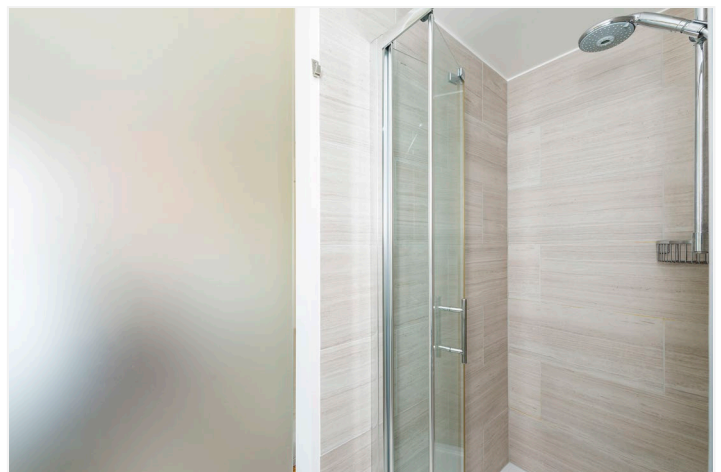


DESCRIPTION:

This bright, first floor Victorian conversion apartment has a large double bedroom, a modern shower room, a separate WC with a wash hand basin and a second double bedroom/ study to the rear of the property. There is a step down to a large, bright open plan kitchen reception with wood floor and a bay window. The kitchen reception area benefits from a charming gas burner with polished concrete work tops, a fridge freezer, a washing machine, a dishwasher, a gas hob and an electric oven. The property is part/ furnished and available from the 10th of January 2024.

AT A GLANCE

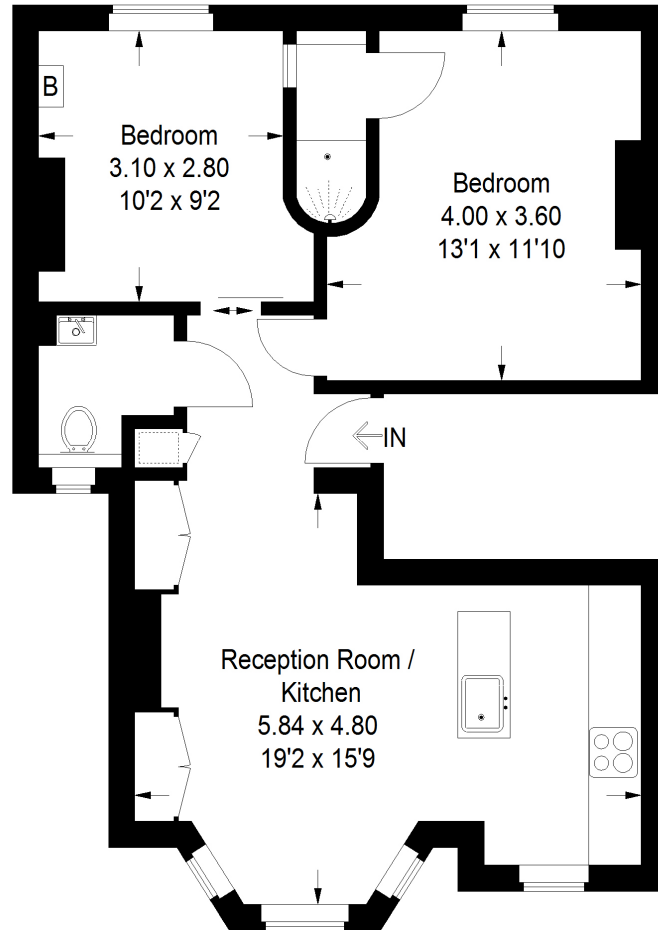
- Victorian Conversion
- Split- Level One Bedroom Flat (First Floor)
- Open-Plan Kitchen/ Reception
- Dining Room/ Study
- Shower Room
- Separate WC
- Lambeth Council Tax Band: C
- Part/ Furnished
- Available 10th January 2024





Brailsford Road

Approximate Gross Internal Area = 53.3 sq m / 574 sq ft



First Floor

= Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only,
measurements are approximate, not to scale.
FloorplansUsketch.com © 2016 (ID267226)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(69-81)	B		
(55-68)	C		
(41-54)	D		
(29-40)	E		
(15-28)	F		
(1-14)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	80
EU Directive 2002/91/EC			

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