

Glenelg Road, SW2

2 1 1

Offers in excess of: £475,000 *Leasehold*

KEY FEATURES

- First floor Victorian conversion
- Two double bedrooms
- Bay fronted reception room
- Kitchen diner with breakfast bar
- Period fireplaces throughout
- Lovely garden with staircase access
- Quiet residential road
- Between Brixton and Clapham

Set on the first floor of a handsome red brick Victorian terrace, this two bedroom flat pairs period character with a layout that works beautifully day to day, and finishes with a lovely garden to the rear. A staircase rises to a bright central hallway that links every room. At the front sits the reception, a calm and generous space framed by a broad bay window, with an original fireplace at its centre and fitted shelving set into the alcoves either side. It is a room that feels settled and easy, ideal for unwinding or having friends round. The first bedroom lies off the hallway, a comfortable double with its own period fireplace and a quiet outlook. Beside it, the bathroom is crisp and white, fitted with a bath, basin and WC and lit by a window. Further along, the kitchen diner opens up into one of the most sociable spaces in the home. Wood effect flooring runs underfoot, a breakfast bar peninsula offers useful prep space, and there is plenty of room for a dining table, with a tiled fireplace adding a touch of character. Gas cooking and space for a washing machine keep things practical. From here, a door leads out to a staircase down to the garden. The second bedroom sits at the rear, a peaceful double with warm wooden floorboards and a bay window looking over the greenery below. The garden itself is a real highlight. Laid largely to gravel with established borders, leafy planting and room for outdoor dining, it is an inviting spot for long summer evenings and slow weekend mornings. Glenelg Road is a quiet residential street sitting between Brixton and Clapham, giving the best of both neighbourhoods within a short walk. Acre Lane is moments away with its independent cafés, bakeries, bars and supermarkets, while the energy of central Brixton, from Brixton Village and Pop Brixton to the Ritzy and the O2 Academy, is just beyond. Abbeville Village and Clapham High Street are also close at hand. For transport, Brixton (Victoria line), Clapham North and Clapham Common (Northern line) are all within easy reach, alongside Overground services and a busy network of day and night buses. Green space is plentiful, with Clapham Common and Brockwell Park

Herne Hill

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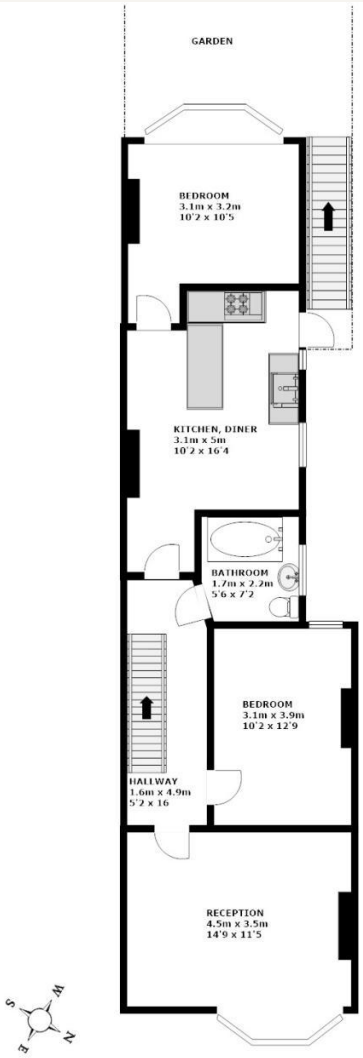






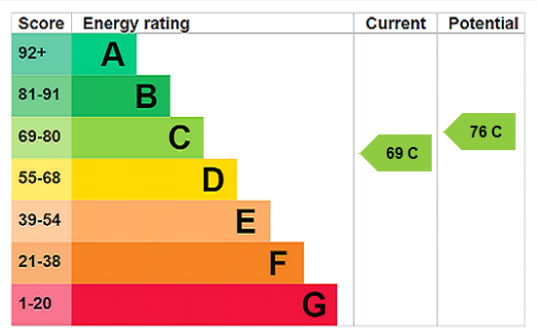






1ST FLOOR

TOTAL APPROX. FLOOR AREA 697.93 SQ.FT (64.84 SQ.M)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximates and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



MATERIAL INFO

Tenure: Leasehold
Term: 948 year and 8 months
Ground Rent: £10 Annually (subject to increase)
Council Tax Band: D
EPC rating: C

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