



Trelawn Road, SW2

OIEO £1,000,000 *Freehold*



KEY FEATURES

- Charming three bedroom Edwardian house
- Landscaped 16 metre private garden
- Extended open plan kitchen diner
- Character bay window and fireplaces

Positioned on a quiet one-way street ideally located between Brixton and Herne Hill, this beautifully presented three bedroom Edwardian home blends period character with high-spec modern finishes.

The front door opens into a welcoming entrance hall leading into a spacious front reception room. Bathed in natural light through a characterful bay window, this comfortable room features high ceilings and a period fireplace. Moving through to the centre of the home, a formal dining room provides an inviting space for hosting, complete with its own feature fireplace and built-in alcove shelving. Towards the rear, the property opens up into an impressive extended kitchen and breakfast room. Outfitted with sleek shaker-style cabinetry, integrated appliances, and large roof skylights, this space flows out to the rear garden through wide bi-fold doors. A practical guest WC is also neatly positioned off the ground floor hallway.

Stretching over 16 metres, the landscaped rear garden has undergone a complete transformation. It features a contemporary paved patio area, a lawn section, and a decked pergola complete with ambient lighting, outdoor power sockets, and a built-in heater for year-round entertaining.

Ascending to the first floor, the landing connects three well-proportioned bedrooms. The generous principal bedroom is positioned at the front of the house, framed by a curved bay window and fitted with built-in wardrobes.

Herne Hill

- Useful ground floor guest WC
- Potential for loft extension STPP
- Moments from leafy Brockwell Park
- Excellent Brixton Victoria Line links

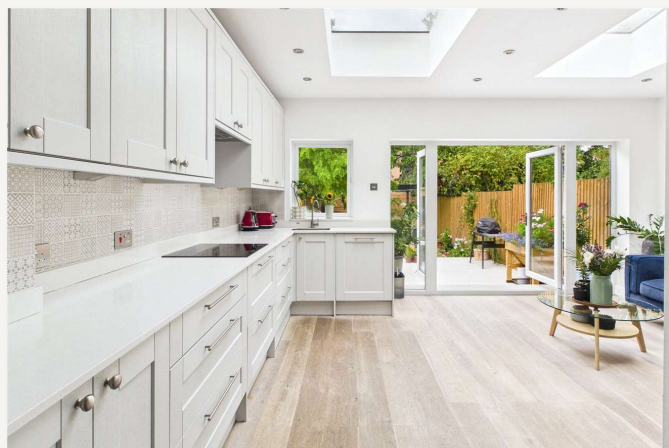
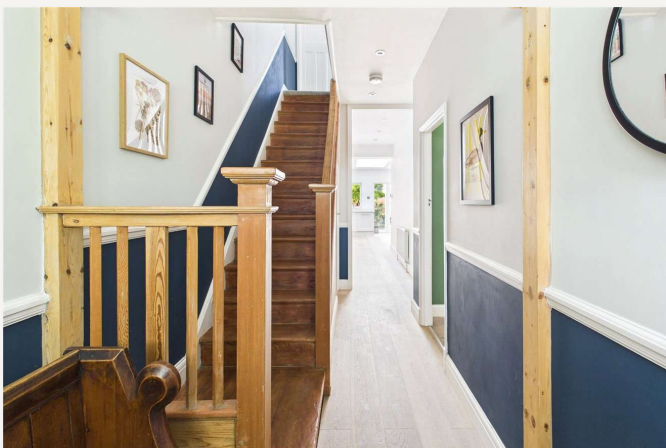
A second double bedroom sits to the rear overlooking the garden, while the third room offers great versatility as a home office or guest bedroom. Centrally located, the family bathroom is neutrally finished with a bath and overhead shower. Additional storage is available in the loft, which also offers scope to extend into a full loft conversion, subject to planning permissions.

Trelawn Road is a peaceful, neighbourly street with virtually no through-traffic, benefiting from a vibrant local community, an annual summer street party, and an active residents' network. Commuters are exceptionally well connected, with Brixton Underground station (Victoria Line) just a ten-minute walk away alongside regular 24-hour bus services running along Brixton Hill. Herne Hill station is also within a ten-minute stroll, providing rapid Thameslink and Southeastern rail links directly into London Victoria, Blackfriars, and St Pancras. The green open spaces of Brockwell Park are moments away around the corner, featuring the iconic 1930s Lido, community café, and sports facilities. Residents enjoy access to a choice of local amenities, including nearby supermarkets, artisan spots such as Maya's Bakehouse, and popular dining venues including Naughty Piglets and Hootananny.

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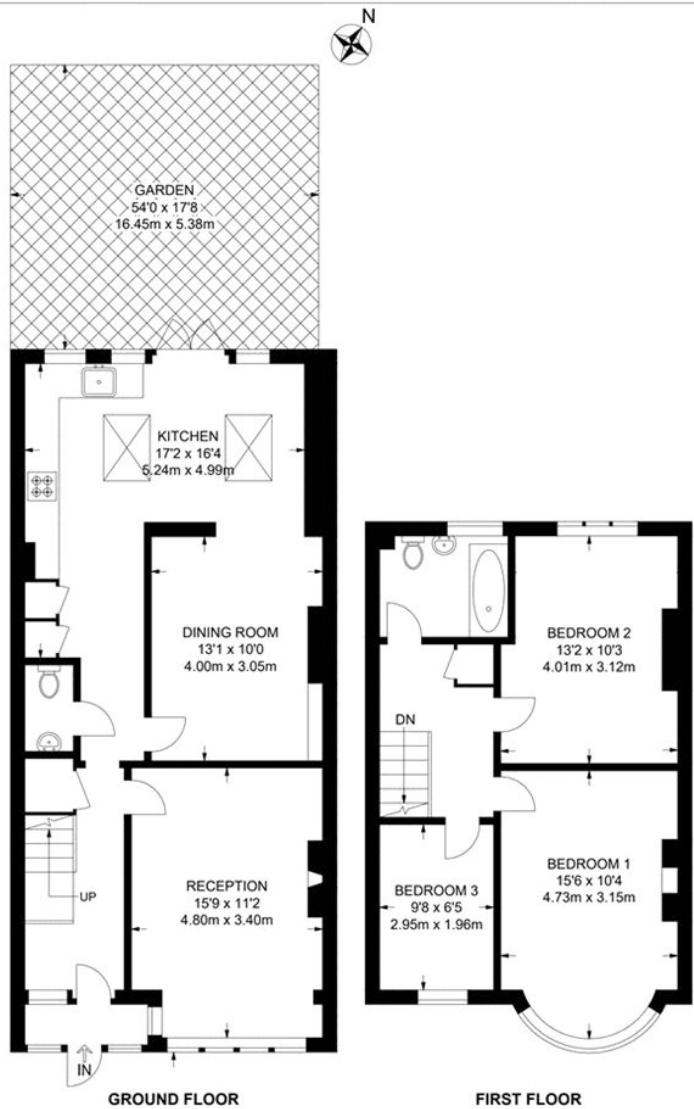
Winkworth

for every step...

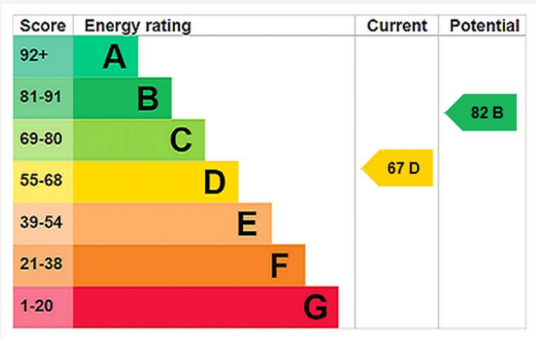




Trelawn Road, SW2
3 Bedroom House
APPROXIMATE GROSS INTERNAL AREA: 1151 SQ FT / 106.9 SQ M



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.



MATERIAL INFO

Tenure: Freehold
Term: 0 year and 0 months
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: F
EPC rating: D