



Probyn Road, SW2

£550,000 *Leasehold*



KEY FEATURES

- Well maintained period conversion
- Two spacious double bedrooms
- Private lower ground storeroom
- Separate fitted modern kitchen
- Bright bay fronted living room
- Expansive top floor bedroom suite
- Desirable Tulse Hill location
- Excellent local transport links

Spanning across the upper levels of an attractive character conversion in Tulse Hill, this beautifully presented two-bedroom apartment offers 860 square feet of bright, well-maintained living space. The property successfully matches standard period charm with an expansive, functional layout that has been meticulously serviced by the current owners. On the first floor, the accommodation centers around a grand, front-facing living room. This welcoming social space features a wide three-part bay window that provides an idyllic spot for a dining setup, alongside high ceilings and bespoke custom shelving built into the chimney alcoves. Nestled adjacent is a separate, modern kitchen intelligently fitted with sleek white cabinetry, extensive countertop workspaces, and tiled flooring. To the rear of this floor sits a large double bedroom offering a quiet outlook, integrated wardrobes, and custom shelving features. An elegant internal staircase leads up to the second floor, which hosts an exceptionally private second double bedroom configuration. This expansive top-floor room boasts extensive custom eaves wardrobes, natural light, and plenty of additional space for a study desk or dressing table. Serving the home is a remarkably large bathroom suite featuring a walk-in shower enclosure, a modern washbasin, and pristine dark floor tiling. A significant practical advantage to this property is a completely separate, private storeroom located outside the building on the lower ground floor, providing invaluable extra storage space away from the main living areas. Probyn Road is a highly desirable, tree-lined residential street positioned in the heart of Tulse Hill. The property is exceptionally well-located, sitting within easy walking distance of the thriving independent restaurants, artisan bakeries, and boutique shops around both Tulse Hill and Herne Hill. The vast, green open spaces of Brockwell Park, with its historic outdoor lido and popular weekly community markets, are just a short stroll away. Transport connections are outstanding, with nearby Tulse Hill station offering rapid, direct Thameslink and Southern rail links into London Bridge, Blackfriars, and the City, while excellent local bus routes provide swift access to the Victoria Line Underground at central Brixton.

Streatham

020 8769 6699 | streatham@winkworth.co.uk

Winkworth

for every step...







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold
Term: 89 year and 5 months
Ground Rent: £10 Annually
Council Tax Band: C
EPC rating: D

Streatham

020 8769 6699 | streatham@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.