

Morrish Road, SW2

2 1 1

Guide Price: £400,000 *Leasehold*

KEY FEATURES

- Two double bedroom ground-floor flat
- Share of Freehold granted upon completion
- Private paved courtyard patio garden
- Open-plan kitchen and living space
- Modern three-piece bathroom suite
- Bright interior with large window openings
- Excellent bus links to Brixton Underground
- Peaceful residential street off Brixton Hill

Positioned on the ground floor of an attractive conversion, this well-proportioned two-bedroom flat offers a bright and balanced layout opening directly onto a private central courtyard. The property is currently in the process of acquiring the Share of Freehold, which will be granted upon completion. The entrance door opens into an elongated hallway that neatly connects each room. At the end of the hall, the open-plan kitchen and living area forms a bright, sociable hub with dedicated space for relaxing, dining, and cooking. The contemporary fitted kitchen is finished with sleek cabinetry, integrated appliances, and clean worktop surfaces. Glazed double doors open straight out from the living area onto an exclusive, paved central courtyard patio, offering an ideal secluded spot for outdoor dining, entertaining, and potted plants. The primary double bedroom sits centrally with large windows looking out towards the courtyard. A second well-proportioned double bedroom is positioned quietly toward the front of the home. Serving the property is a modern three-piece bathroom suite featuring a full-size bathtub, overhead shower, and crisp, neutral tiling. Morrish Road is a quiet residential street conveniently tucked just off Brixton Hill, placing the amenities of Brixton, Streatham Hill, and Clapham within easy reach. Commuters benefit from excellent bus connections running frequently along Brixton Hill directly down to Brixton Underground station for the Victoria Line, alongside swift routes towards Central London. Streatham Hill mainline station is also accessible for direct rail connections into London Victoria, London Bridge, and Clapham Junction. Everyday essentials are readily available with local convenience stores, artisan bakeries, and neighbourhood cafes nearby, while the expansive parkland and open spaces of Brockwell Park and Tooting Bec

Herne Hill

020 7501 8950 | hernehill@winkworth.co.uk

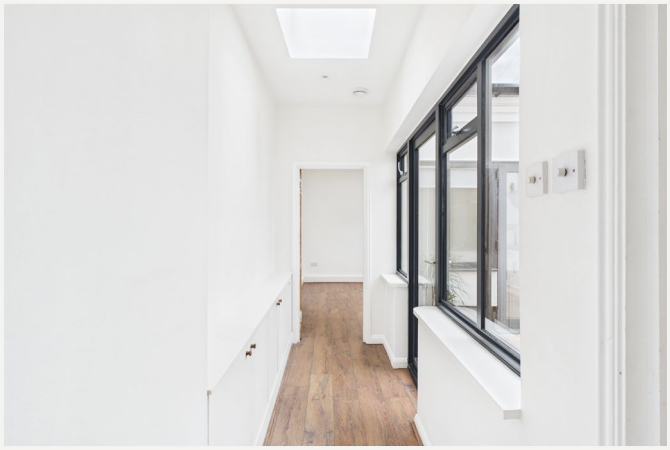
Winkworth

for every step...













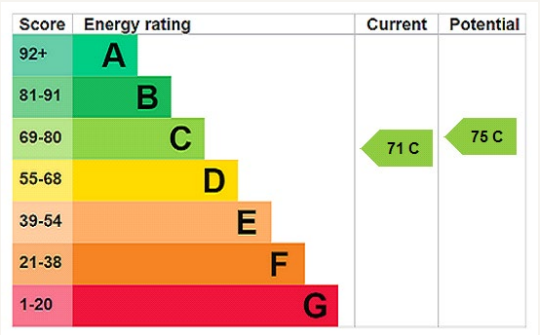












MATERIAL INFO

Tenure: Share of Freehold
Council Tax Band: C
EPC rating: C

Herne Hill
020 7501 8950 | hernehill@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.