



Probyn Road, SW2

£335,000 *Leasehold*



KEY FEATURES

- One double bedroom period flat
- Open plan kitchen living space
- Character bay window with shutters
- High ceilings and decorative cornicing
- Feature period fireplace in bedroom
- Bathroom with built in storage
- Moments from Tulse Hill station
- Close to leafy Brockwell Park

Set within an attractive Victorian terrace, this well presented one bedroom flat offers 481 square feet of bright, characterful living space. The entrance leads into a hallway, opening directly into an impressive open plan kitchen and living area extending over four metres in width. Light streams through a bay window fitted with white window shutters, while high ceilings with detailed cornicing and a ceiling rose showcase the home's period origins. The living space is finished with clean white walls, warm oak flooring, and fitted alcove shelving. To one side, the stylish kitchen is arranged with sleek white units, wooden worktops, a gas hob with oven, under counter refrigeration, and white tiled splashbacks. Following the hallway towards the middle of the property, the double bedroom provides a peaceful retreat, featuring a decorative period fireplace surround, high ceilings, oak flooring, and ample room for freestanding bedroom furniture. At the rear of the home sits the bathroom, finished in white and flooded with natural light from two casement windows. The suite comprises a bathtub with overhead shower, a pedestal sink, and louvered closet doors concealing useful built in storage alongside the boiler. Probyn Road is a well regarded residential street ideally positioned between Tulse Hill, Brixton Hill, and Herne Hill. Transport links are exceptionally convenient, with Tulse Hill station located just a two minute walk away, providing direct Thameslink and National Rail services into London Bridge, Blackfriars, and the City. Regular local buses running along Brixton Hill offer quick access down to Brixton Underground station for the Victoria Line. For weekend leisure, the expansive green spaces of Brockwell Park and its historic lido are moments away, offering outdoor swimming, tennis courts, and a vibrant Sunday market.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold
Term: 91 year and 8 months
Service Charge: £150 per annum
Ground Rent: Peppercorn
Council Tax Band: C
EPC rating: C

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