

Craster Road, SW2

£650,000 SHARE OF FREEHOLD

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BEDROOMS	RECEPTIONS	BATHROOMS

KEY FEATURES

01 Two bedroom period garden flat

02 Bright kitchen and reception room

03 Exposed London stock brickwork

04 Electric underfloor heating

05 Brand new bathroom

06 New double glazing throughout

07 Generous garden with shed

08 Moments from Brockwell Park

Winkworth Herne Hill

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THE PROPERTY

Set within a handsome Victorian terrace on a quiet cul de sac, this two-bedroom garden flat pairs period character with a beautifully considered rear extension, finished to a high standard throughout.

At the front of the house, the bay fronted bedroom is a lovely, generous room with an ornate ceiling rose, deep cornicing and a cast iron fireplace with tiled inserts. Original floorboards run underfoot, recently refurbished and treated, and the bay draws in plenty of light. The second bedroom follows, again with original boards, a cast iron fireplace on a patterned tiled hearth and fitted wardrobes built neatly into the alcove. Beyond, a bright tiled hallway leads to the brand new bathroom, where a skylight pours light over statement tiling, a bath with brushed brass rainfall shower and a matching heated towel rail.

The real heart of the home sits at the back. The extension opens into a long, light and airy kitchen and reception room, with glazing overhead along the side return and exposed London stock brick giving the space real warmth and texture. The kitchen is fitted with sleek handleless units, marble effect worktops, a Belfast style sink with brass tap and an AEG oven, while a central island houses an induction hob with integrated downdraft extraction. The living area is framed by a full wall of bespoke built in cabinetry and shelving, and bifold doors at the far end open straight out to the garden. Electric underfloor heating runs through this space, keeping it comfortable all year round.

Outside, the garden is a genuine standout for a flat. A raised sleeper terrace steps up to a lawn edged with established planting, a timber pergola and a painted shed with glazed doors, with a useful side area ideal for outdoor cooking. Further benefits include brand new double glazed windows throughout, mesh wifi across the whole property and useful cellar storage below.

Craster Road is a peaceful pocket of SW2, with Brockwell Park, its lido and walled garden just a five minute walk away. Brixton, Herne Hill and Tulse Hill stations are each around a fifteen minute stroll, giving a choice of the Victoria line from Brixton and rail services into the City, Victoria and beyond from Herne Hill and Tulse Hill. A pub, restaurant, local shops and a great independent record shop are all within a couple of hundred yards, while Brixton Village, Herne Hill's Sunday market and the cafés and bars of both neighbourhoods are close by.

THE DETAILS

TENURE
Share of Freehold

COUNCIL TAX BAND
C

EPC RATING
C

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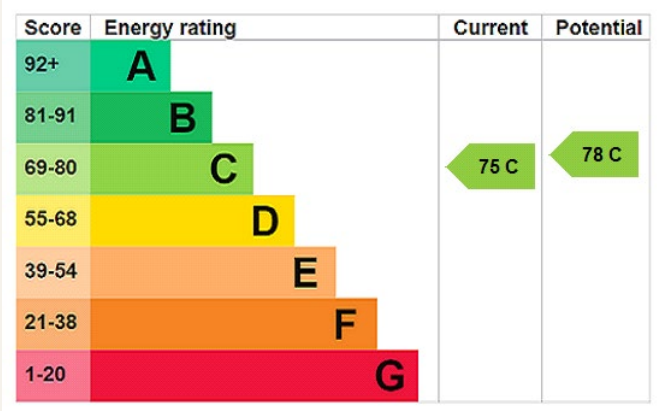


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ENERGY PERFORMANCE



VIEWINGS

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