



Margate Road, SW2

Guide Price £400,000 - £450,000 *Leasehold*



KEY FEATURES

- Split-level upper floor conversion
- Lease extended upon completion
- Well balanced accommodation layout
- Two comfortable double bedrooms
- Light airy front reception
- Ample eaves loft cavity storage
- Close to Abbeville Village
- Equidistant to Clapham Brixton

* Offered with the significant benefit of a lease extension upon completion

Nestled on a peaceful residential street, this wonderful two-bedroom split-level Victorian conversion flat delivers 762 square feet of beautifully arranged living space. The property perfectly balances timeless period character with a neutral decor and a well-balanced layout, starting from a private ground-floor entrance that leads up to a spacious first-floor landing. At the front of the home, a light and airy reception room serves as an ideal social hub, featuring rich wood flooring, high ceilings, a traditional feature fireplace, and twin sash windows that flood the space with natural light. Positioned separately to the rear, the kitchen is neatly fitted with light wooden cabinetry, dark worktops, and modern tiling, enjoying a large sash window with leafy outlooks. The first floor also hosts a versatile double bedroom anchored by its own decorative fireplace and re-fitted wardrobe storage, sitting adjacent to a sleek family bathroom featuring a contemporary walk-in shower suite and modern fixtures. Following the split-level design upstairs, the entire second floor is dedicated to an expansive principal bedroom sanctuary. This bright upper-floor space features an exposed brick accent wall, dedicated dressing or study areas, built-in wardrobes, and invaluable additional storage nestled quietly within the roof eaves and loft cavity. Margate Road is a highly sought-after, quiet residential street ideally nestled equidistant between the vibrant hubs of Clapham and Brixton, and within easy reach of the pretty eateries of Abbeville Village. Residents benefit from exceptional lifestyle options in all directions; a brief 11-minute stroll leads to the culinary hotspots of Clapham High Street, the boutique shops of the village, and the open expanse of Clapham Common. Walking 11 minutes the other way brings you into central Brixton for the famous Brixton Village markets, live music venues, and rich cultural amenities. Commuting is effortless with rapid access to both the Victoria Line at Brixton and the Northern Line at Clapham North, alongside several highly regarded local primary schools.

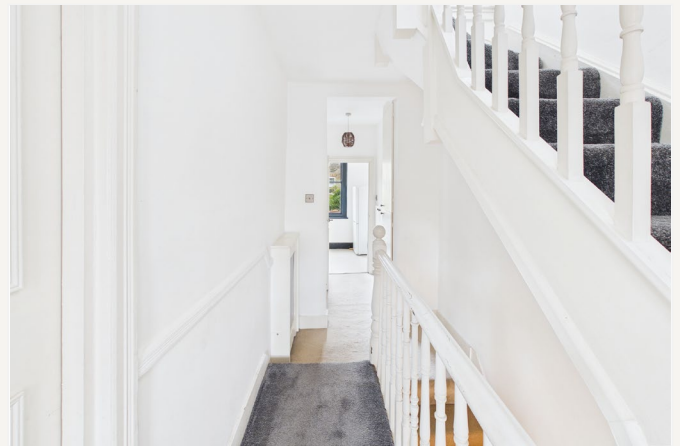
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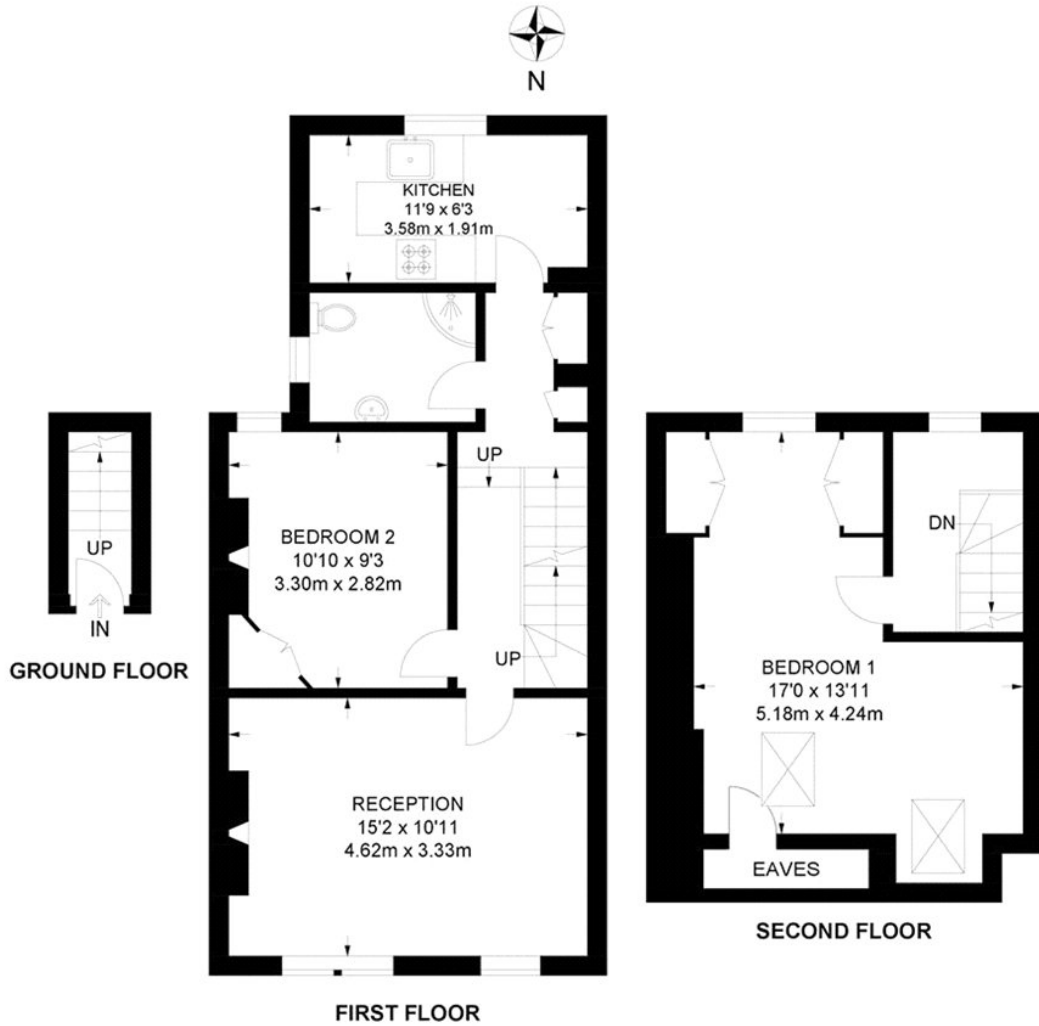
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Margate Road, SW2 2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 762 SQ FT / 70.8 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 85 year and 6 months

Ground Rent: £150 Annually

Council Tax Band: C

EPC rating: D

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