



Probyn Road, SW2

OIEO £500,000 *Leasehold*



KEY FEATURES

- Two double bedrooms
- Open plan living
- Private garden
- Garden outbuilding
- Separate office space
- Modern bathroom
- Excellent storage
- Lower ground floor flat

Set on the lower ground floor of a well-kept period building, this bright and thoughtfully arranged two-bedroom garden flat offers flexible living space, generous storage, and a sizeable private garden with a versatile outbuilding.

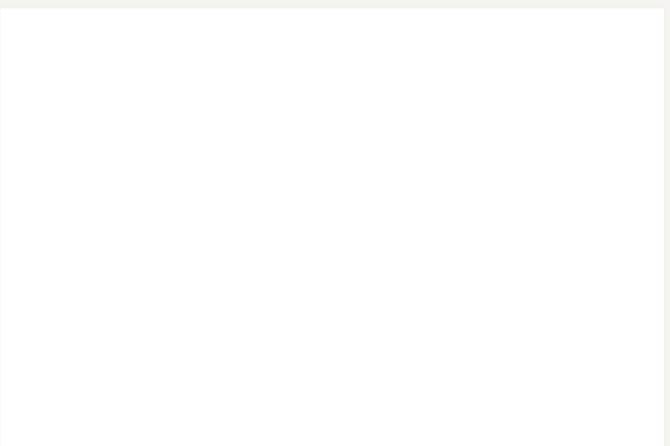
The property opens into an open-plan kitchen and reception room positioned to the front, creating an inviting space for everyday living and entertaining. The kitchen is neatly arranged within the room, offering good worktop and storage provision while maintaining a clear separation from the seating area. Natural light filters in through the front bay, giving the room a bright and comfortable feel.

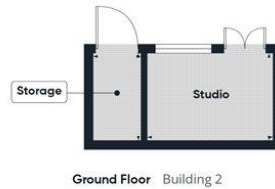
Moving through the flat, there are two well-proportioned bedrooms, both quietly positioned to the rear. The principal bedroom sits in an especially peaceful position, not bordered by neighbouring properties, creating a notably calm environment ideal for light sleepers. The second bedroom enjoys a flexible layout and sits alongside a separate office space, which also opens directly onto the garden. This additional room works equally well as a home office or secondary living space, and has previously accommodated a seating area with ease.

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Approximate total area⁽¹⁾
74 m²
797 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 97 year and 7 months

Service Charge: £0 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: C

EPC rating: C

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