



## Craginair Road, SW2

Offers IEO: £900,000 *Freehold*

5  2  2 

### KEY FEATURES

- Five bedrooms, three floors
- Two bathrooms and WC
- Two reception rooms
- Newly refurbished throughout
- Decked terrace and garden
- Period fireplaces, bay windows
- Skylights to top floor
- Near Tulse Hill, Herne Hill

Bright and newly refurbished, this characterful semi-detached home is arranged over three well-proportioned floors, offering flexible family living in a prime Tulse Hill setting. A welcoming hallway leads to a bay-fronted reception with a period fireplace and stripped wood floors. To the rear, a second reception/dining room sits beside the kitchen, creating an easy everyday flow. The kitchen is finished with timber worktops, metro tiling and integrated appliances, and opens out to a generous decked terrace with steps down to a low-maintenance paved garden — a lovely spot for morning coffee or summer suppers. Upstairs, the first floor provides two comfortable double bedrooms and a smart family bathroom, together with a neat single bedroom ideal as a nursery or study. The top floor adds two further light-filled bedrooms with skylights and a second bathroom, giving excellent privacy for guests or older children. A ground-floor WC completes the layout.

Craginair Road sits in the heart of Tulse Hill, ideally positioned between Herne Hill and Tulse Hill stations, both within walking distance, for swift connections to London Victoria, London Bridge, Farringdon and beyond via Thameslink and Southern services. Multiple local bus routes make commuting simple, while Brockwell Park — with its iconic Lido, community gardens and year-round events — is a short stroll away. The neighbourhood is known for its welcoming feel and a growing mix of independent cafés, restaurants and everyday conveniences.

### Herne Hill

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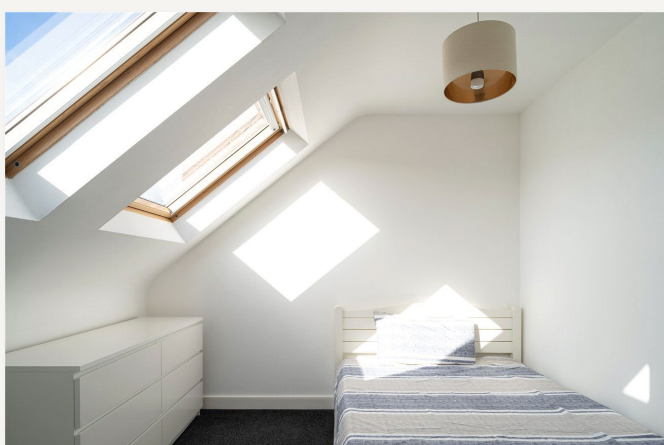
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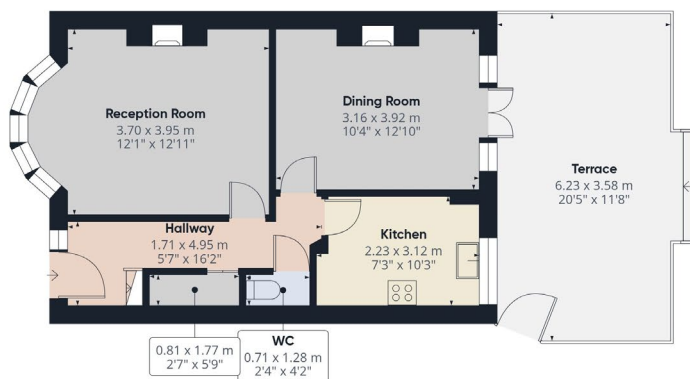
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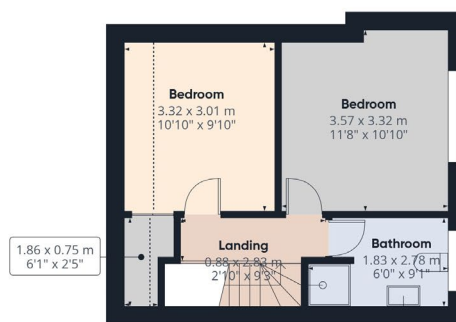




Ground Floor



First Floor



Second Floor

**Approximate total area<sup>(1)</sup>**

115.1 m<sup>2</sup>  
1240 ft<sup>2</sup>

**Balconies and terraces**

23.1 m<sup>2</sup>  
249 ft<sup>2</sup>

**Reduced headroom**

4.3 m<sup>2</sup>  
46 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 1.5 m/5 ft

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

GIRAFFE360

## MATERIAL INFO

**Tenure:** Freehold

**Council Tax Band:** E

**EPC rating:** To be confirmed

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