



BROCKWELL PARK ROW, SW2
£1,100,000 FREEHOLD

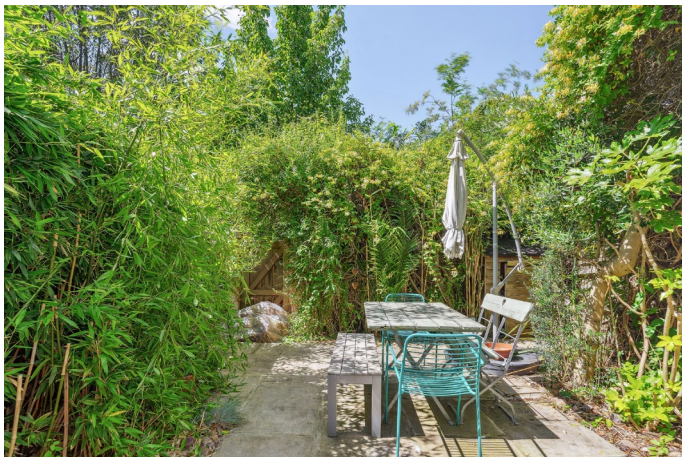




BROCKWELL PARK ROW, SW2

An excellent opportunity to purchase this four-bedroom family home in a private, luxury, gated development. The property is ideally located within walking distance of Brixton tube station and Herne Hill train station with the shops, bars and eateries of both Brixton and Herne Hill close by and direct access from the development to the lovely Brockwell Park.

Available exclusively through Winkworth, this bright and spacious house has a newly fitted eat-in kitchen, a downstairs WC, a bright reception room and a conservatory which leads directly onto a private garden with a west-facing aspect perfect for in/out summer entertaining. The back garden also gives access to the alley way. On the first floor there are two double bedrooms; the first is located to the rear and has an en-suite shower room with WC and wash hand basin and benefits from fitted wardrobes. The second double bedroom to the front has double glazed French doors which open to a balcony with views over the lovely Brockwell Park. Leading upstairs to the second floor, you also have a further two good size double bedrooms and a newly fitted smart family bathroom. The house has been redesigned throughout and also benefits from designated off-street parking at the front of the house.



Houses in this secure gated development are much sought after by families due to the close proximity of Jubilee Primary School, Corpus Christi Catholic School, Judith Kerr Primary School and St Jude's Primary School and for the easy access to the lovely Brockwell Park and its iconic Lido.

LOCATION

Herne Hill



Brockwell Park Row, London, SW2

Approximate Gross Internal Area = 1451 sq ft / 134.8 sq m
 (Excluding Shed)
 Reduced Headroom = 10 sq ft / 0.9 sq m
 Total = 1461 sq ft / 135.7 sq m
 External Area = 524 sq ft / 48.7 sq m



Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID997031)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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