



Solon Road, SW2

Offers IEO £675,000 *Leasehold*

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KEY FEATURES

- Double-glazed sash windows
- Large semi open-plan layout
- Two spacious bedrooms
- Two high-quality bathrooms
- First floor of period building
- Excellent natural light
- Moments from Clapham & Brixton
- Quiet yet central location

Set within a handsome period building on a quiet residential street between Clapham and Brixton, this beautifully finished two-bedroom, two-bathroom flat combines period charm with a modern, open layout—arranged across three split levels for a unique and spacious feel. The property opens into a generous hallway leading to a bright, semi open-plan reception, dining, and kitchen area. The kitchen is tastefully fitted with contemporary cabinetry, sleek worktops, and integrated appliances, while the dining and living space is bathed in natural light from large sash windows. Both bedrooms are well-proportioned, with the principal room enjoying peaceful views over neighbouring gardens. There are two stylish bathrooms—each finished to a high standard with striking tiling, modern fittings, and a clean, timeless aesthetic—adding flexibility for sharers or guests. Double-glazed sash windows have recently been installed throughout, seamlessly matching the property's period character while improving energy efficiency and comfort.

Solon Road is perfectly positioned for the best of both Clapham and Brixton, with Clapham North (Northern Line) just an 8-minute walk away, Clapham High Street Overground (Windrush Line) within 10 minutes, and Brixton (Victoria Line and National Rail) just 11 minutes on foot. You're

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TOTAL: 293 sq. ft. 24 m²
 All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as a guide only in respect of purchases.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	48 E	
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 176 year and 10 months

Service Charge: £955.75 per annum

Ground Rent: £10 Annually (subject to increase)

Council Tax Band: D

EPC rating: E

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