



Holmewood Gardens, SW2

Offers in excess of £700,000 *Leasehold*

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KEY FEATURES

- Exceptional two-bedroom Victorian home
- Extended kitchen/dining with skylight
- Bespoke cabinetry & quartz worktops
- Underfloor heating throughout
- Luxurious bathroom with roll-top bath
- Walk-in rainfall shower & mosaic seating
- Private landscaped garden & courtyard
- Chain Free

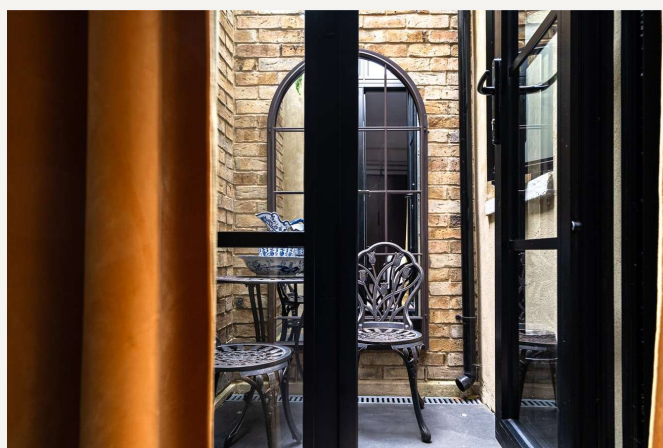
Quite possibly one of the finest two-bedroom homes of its kind, this exceptional ground floor Victorian flat has been transformed with an exquisite blend of craftsmanship, design, and atmosphere. Every detail has been considered, balancing period character with refined contemporary style. The entrance sets the tone with striking ceramic herringbone flooring and discreet underfloor heating that flows through to the open-plan kitchen and dining space. This stunning extension is bathed in natural light from a full-width skylight, with bespoke cabinetry, quartz worktops, and high-spec integrated appliances defining the space. The living area connects effortlessly to the outdoors through sleek bi-fold aluminium doors that open onto a landscaped private garden — a tranquil sanctuary surrounded by lush planting, perfect for morning coffee, summer dining, or evening gatherings. Both bedrooms are beautifully proportioned, each with distinct character. The principal room features an original fireplace, bespoke fitted wardrobes, and elegant shutters, while the second bedroom enjoys direct access to a charming private courtyard. The bathroom rivals boutique hotels, complete with a freestanding roll-top bath, walk-in wet room with rainfall shower and mosaic seating, and underfloor heating for a spa-like experience. Holmewood Gardens is a hidden gem near the top of Brixton Hill, known for its tree-lined streets and strong community feel. The property lies within easy reach of both Brixton and Streatham Hill, offering a wealth of independent cafés, restaurants, and shops. Brixton Village, Pop Brixton, and the Ritzy Cinema are all nearby, while transport links include the Victoria Line, National Rail, and Thameslink services, providing excellent connections across London.

Herne Hill

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 140 years and 8 months

Council Tax Band: C

EPC rating: C

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