



HORSFORD ROAD, SW2  
OFFERS IN EXCESS OF £475,000 SHARE OF FREEHOLD

## CHARMING VICTORIAN FIRST FLOOR FLAT WITH BRIGHT INTERIORS AND EXCELLENT LINKS NEAR BROCKWELL PARK

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**DESCRIPTION:**

Positioned on the first floor of a handsome mid-Victorian terrace, this well-proportioned two-bedroom flat offers bright interiors, great proportions, and excellent potential to tailor the space to your own taste. The flat is laid out over a single level, with a central hallway offering access to all rooms. At the front, a generously sized reception room benefits from high ceilings, a bay window, and ample space for both seating and dining. Adjacent sits the principal bedroom, a quiet and comfortable double with built-in storage and soft natural light. Toward the rear, the second double bedroom overlooks the gardens and provides a peaceful retreat. The separate kitchen is finished in a clean, contemporary style with gloss cabinetry, integrated appliances, and contrasting worktops. A modern bathroom with marble-effect tiling and a shower-over-bath completes the layout. Throughout the home, a neutral palette offers a blank canvas for personalisation, with double-glazed windows and gas central heating in place.

Horsford Road is a peaceful residential street with excellent local amenities just moments away. Residents benefit from an eclectic mix of restaurants, independent cafés, and the renowned Brockwell Park with its iconic Lido. Transport is seamless, with Brixton tube station (Victoria Line) a short walk away and Herne Hill mainline station offering direct services to the City and beyond.









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**TOTAL: 646 sq. ft, 60 m<sup>2</sup>**  
**GROUND FLOOR: 27 sq. ft, 2.5 m<sup>2</sup>, FIRST FLOOR: 619 sq. ft, 57.5m<sup>2</sup>**

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 illustration purposes only and should be used as a guide to the property only.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Term:** 104 year and 9 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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