



BRAILSFORD ROAD, SW2
£1,900 PER MONTH PART FURNISHED

A BRIGHT AND SPACIOUS SPLIT-LEVEL TWO DOUBLE BEDROOM VICTORIAN CONVERSION IN BRIXTON HILL

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DESCRIPTION:

A bright and spacious split level two double bedroom Victorian conversion. The property is ideally situated for the amenities of Herne Hill, Brixton Hill and Brockwell Park and is within walking distance of Brixton Tube. This split-level apartment has a large reception/diner with an original fireplace, two double bedrooms, a modern bathroom with a shower over the bath and a separate modern kitchen with a gas hob, an electric oven, a washing machine and a fridge and freezer. The flat has wood floors throughout and ample storage. The property benefits from wonderful views overlooking the lovely Brockwell Park. Available now, this charming Victorian conversion flat is offered part furnished.

AT A GLANCE

- Top Floor Victorian Conversion
- Reception/Diner
- Separate Kitchen
- Two Double Bedrooms
- Bathroom
- Part Furnished
- Available Now
- Lambeth Council Tax Band: B
- Sole Agent



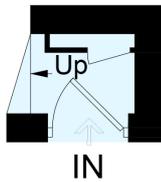
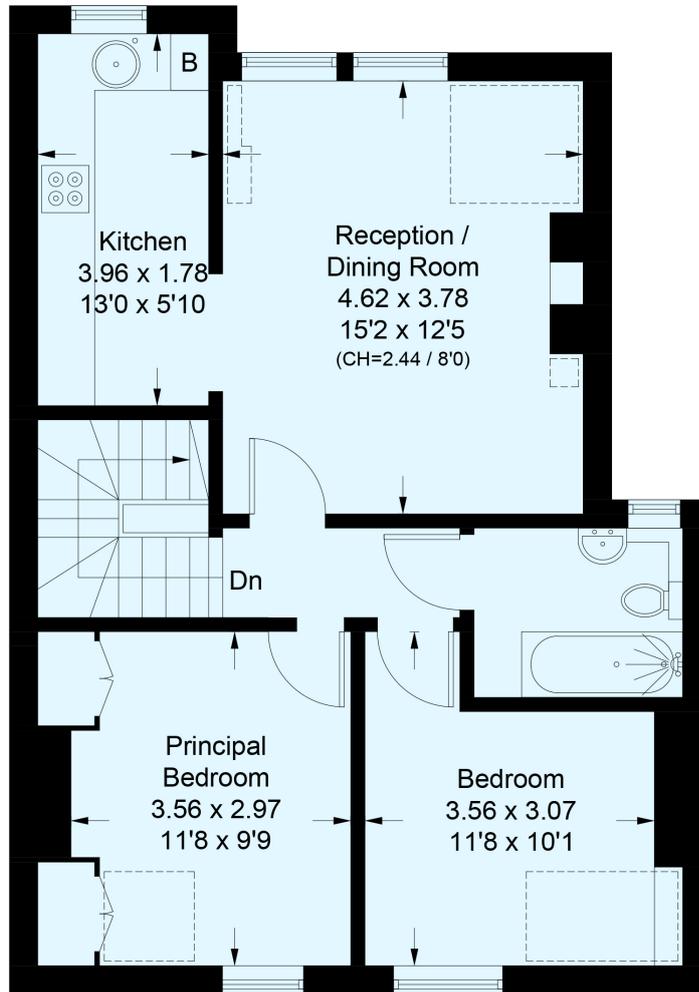


Brailsford Road, SW2

Approximate Floor Area = 61 sq m / 657 sq ft
Including Limited Use Area (4.9 sq m / 53 sq ft)



 = Reduced head height below 1.5m



First Floor
1.2 sq m / 13 sq ft

Second Floor
59.8 sq m / 644 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID823934)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	72
(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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