



## Craignair Road, SW2

£850,000 *Freehold*

3  2  1 

### KEY FEATURES

- Semi-detached period home full of character
- Bay-fronted double reception with dining room opening to garden
- Galley kitchen
- Three bedrooms (one arranged as a study)
- Modern bathroom
- Stained-glass to front door and upstairs landing
- Large loft with conversion potential (STPP)
- Tranquil, well-planted private garden
- Walking distance to Herne Hill and Tulse Hill stations
- Close to Brockwell Park and local amenities

Set within a handsome period building, this charming semi-detached home is full of character and offers wonderful potential for any buyer. The property has been lovingly maintained and showcases original details such as stained-glass to the front door and upstairs landing, high ceilings and a bay-fronted reception, blending period charm with modern comfort. The ground floor opens into a generous double reception, where the dining space flows directly out onto the garden, creating a natural hub for family living and entertaining. The galley kitchen sits just off the dining room and is bathed in light from the rear. Upstairs there are three bedrooms, one of which is currently arranged as a study, along with a stylish modern bathroom. The garden is a real oasis - a beautifully planted retreat with established greenery and a private, tranquil feel. To the top of the house, a substantial loft space offers exciting scope for conversion (STPP), allowing future owners to expand and shape the home to their needs.

Craignair Road sits in the heart of Tulse Hill, ideally positioned between Herne Hill and Tulse Hill stations, both within walking distance, providing excellent connections to London Victoria, London Bridge, Farringdon and beyond. A number of bus routes also run locally, making commuting simple and efficient.

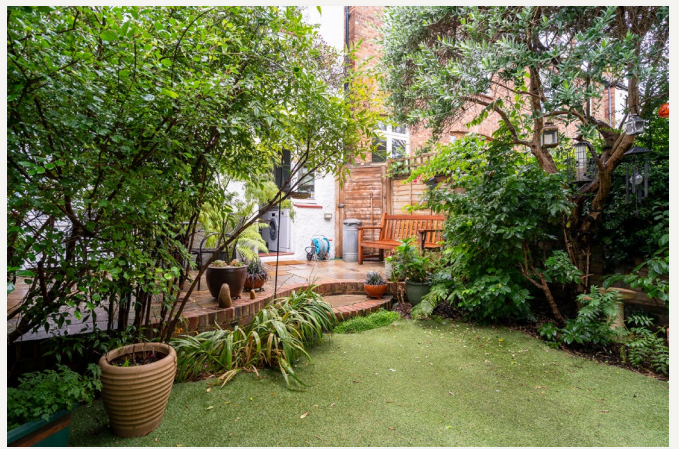
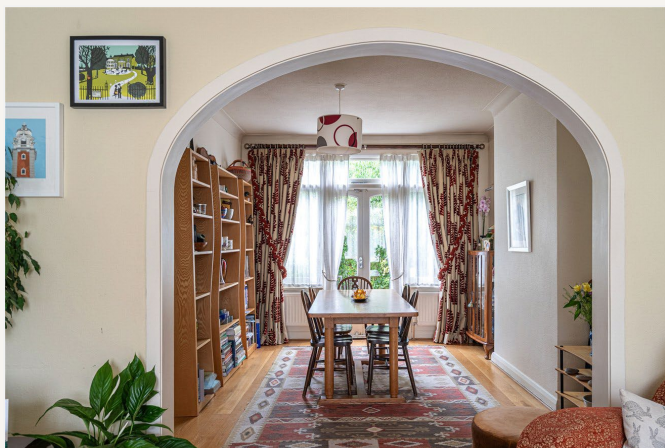
### Herne Hill

020 7501 8950 | hernehill@winkworth.co.uk

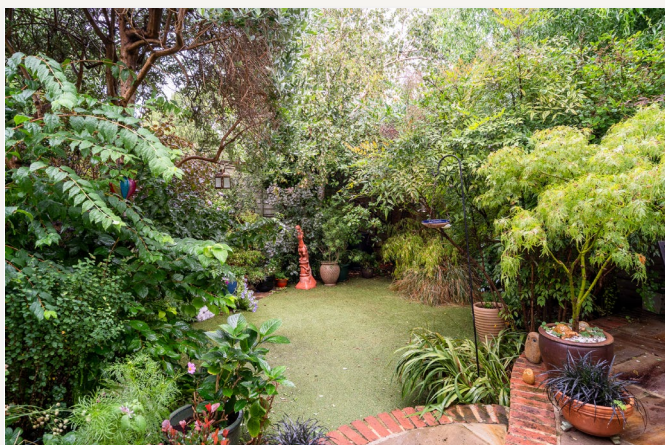
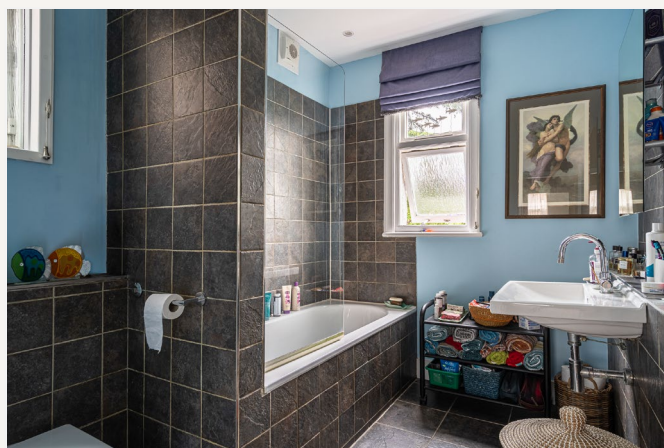
**Winkworth**

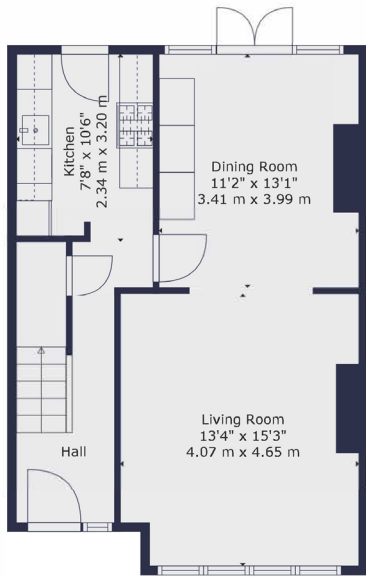
for every step...



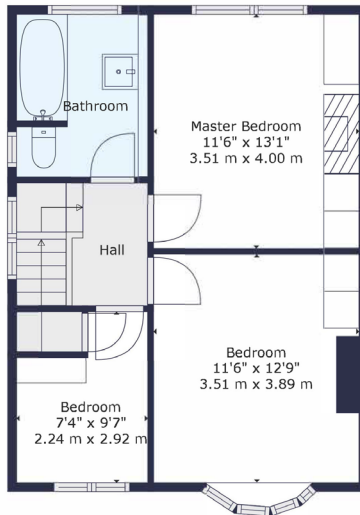




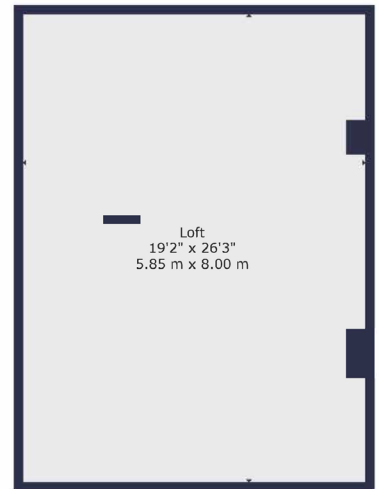




Ground Floor



First Floor



Loft

**Winkworth**

**TOTAL: 1268 sq. ft, 118 m<sup>2</sup>**  
 BELOW GROUND: 525 sq. ft, 49 m<sup>2</sup>, FIRST FLOOR: 510 sq. ft, 47 m<sup>2</sup>, LOFT: 233 sq. ft, 22 m<sup>2</sup>  
 This plan is provided by winkworth for illustrative purposes only; all measurements, fittings, and layouts are approximate and not to scale.



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

## MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** E  
**EPC rating:** D

**Herne Hill**

020 7501 8950 | hernehill@winkworth.co.uk

**Winkworth**

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.