



Lambert Road, SW2

Offers IEO: £500,000 *Leasehold*

2 1 1

KEY FEATURES

- Two double bedrooms
- First floor apartment
- Detached Victorian conversion
- Large shared garden
- Two bright bay windows
- High ceilings throughout
- Large communal storage cupboard
- Chain free sale

Set on the first floor of a handsome, detached Victorian conversion, this bright two double bedroom apartment offers generous proportions, high ceilings and two beautiful bay windows that draw in superb natural light throughout the day. The layout is wonderfully efficient, with almost all of the footprint given to usable living space, creating an easy, open feel from the moment you step inside. At the heart of the home is a spacious open plan reception room and kitchen, a naturally sociable room that works brilliantly for day to day living as well as hosting. The kitchen was fitted in 2020, with sleek cabinetry, integrated appliances and a peninsula style breakfast bar that doubles as a practical dining spot. Both bedrooms are genuine doubles and are positioned to give a sense of separation and privacy, ideal for sharers as well as those wanting a guest room or home office. A contemporary bathroom sits off the central hallway, finished in a clean, bright style. Outside, residents enjoy the benefit of a large shared garden with a sunny aspect, offering a rare and welcome escape for summer evenings, weekend coffees and relaxed entertaining. The property is chain free, and the flat also benefits from a large private storage cupboard located within the communal area. Lambert Road is a peaceful residential street just off Brixton Hill, placing you in a brilliant pocket between Brixton, Clapham and Tulse Hill. Brockwell Park is close by for long walks, the lido and weekend markets, while transport links are excellent, with easy access to both the Victoria and Northern lines via nearby stations and frequent bus routes.

Herne Hill

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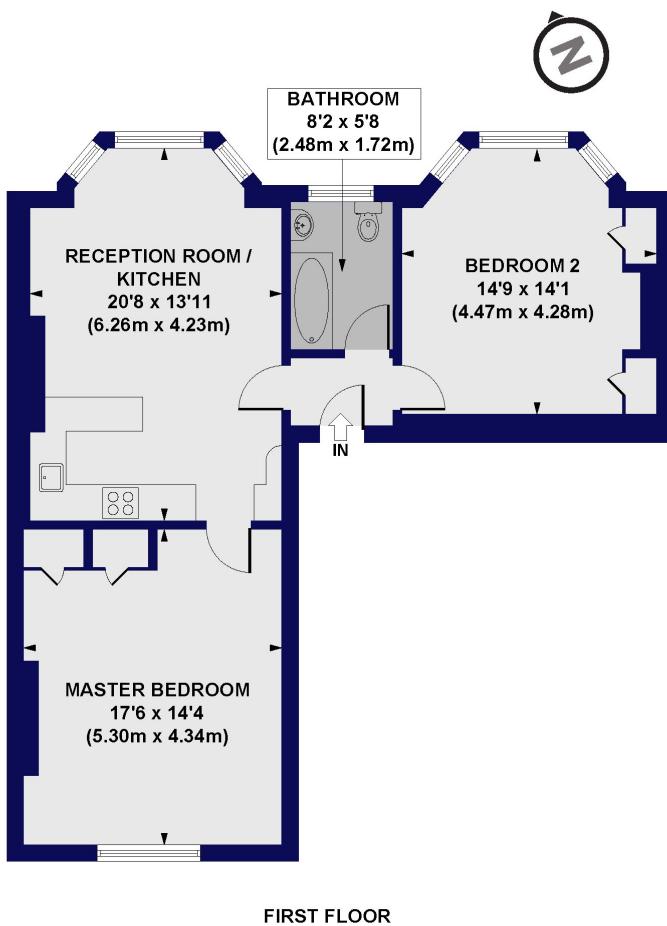
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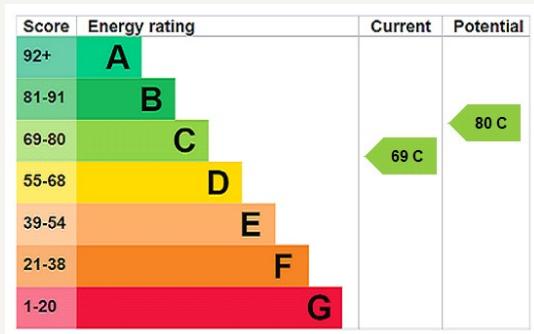
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Approx. Gross Internal Floor Area 805 sq. ft / 74.76 sq. m



FIRST FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and shape, are shown as standard sizes and do not constitute any warranty or representation on behalf of the seller, their agent or CP Creative. 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 such by any prospective purchasers.

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MATERIAL INFO

Tenure: Leasehold
Term: 88 year and 7 months
Ground Rent: £10 Annually
Council Tax Band: C
EPC rating: C

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