



Saltoun Road, SW2

Offers IEO: £450,000 *Share of Freehold*



KEY FEATURES

- Large sash windows and high ceilings
- Separate kitchen with garden views
- Generous reception room with period charm
- Built-in wardrobes in the bedroom
- Excellent location near Brockwell Park
- Moments from Brixton tube and rail
- Beautiful Victorian conversion
- Share of freehold

Nestled within one of Brixton's most sought-after tree-lined streets, this beautifully presented one-bedroom flat occupies the first floor of an elegant Victorian conversion. Positioned moments from Brockwell Park and a short stroll from Brixton's vibrant high street, the home is ideally located for both tranquil green space and excellent transport links. The flat opens into a welcoming hallway with warm wooden floors and high ceilings. To the front, a spacious reception room is bathed in light from three large sash windows, offering ample room for both living and dining, with tasteful period detailing including decorative cornicing and a charming fireplace. Adjacent, a bright and well-appointed kitchen features sleek cabinetry and modern appliances. To the back of the home sits the generous double bedroom with a large window drawing in natural light. A well-sized bathroom with bath and overhead shower completes the plan. The home also benefits from good storage and is offered with a share of freehold.

Saltoun Road is a quiet residential street ideally positioned for access to Brixton (Victoria Line), Herne Hill (National Rail), and Brockwell Park's celebrated Lido and café. Independent shops, delis, and restaurants line nearby Atlantic Road and Brixton Village, while the excellent transport connections place central London within easy reach.

Herne Hill

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TOTAL: 482 sq. ft, 44.8 m²
FIRST FLOOR: 466 sq. ft, 43 m²

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

MATERIAL INFO

Tenure: Share of Freehold
Council Tax Band: C
EPC rating: D

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