



Haycroft Road, SW2

Guide Price: £500,000 - £550,000 *Share of Freehold*



KEY FEATURES

- Victorian first-floor apartment
- Bright open-plan reception
- Contemporary fitted kitchen
- Two double bedrooms
- Stylish well-kept interiors
- Bay window reception space
- Close to Brixton & Clapham
- Excellent transport connections

Set on the first floor of a handsome Victorian building, this charming two-bedroom apartment offers bright, stylish interiors and superb natural light throughout. Thoughtfully presented and ready to move into, the home is ideal for first-time buyers, downsizers, or investors seeking character, convenience and a strong sense of place. A generous reception room sits at the heart of the apartment, featuring elegant wooden flooring, bespoke shelving and a beautiful bay window that frames leafy street views. The space flows seamlessly into the contemporary kitchen, fitted with sleek cabinetry, wooden worktops and white tiled splashbacks — perfect for cooking, dining and entertaining. Both bedrooms are comfortable doubles. The principal bedroom enjoys soft neutral tones, plush carpet and a large sash window, ensuring a peaceful retreat. The second bedroom offers excellent flexibility and can easily function as a guest room, nursery or home office. A well-appointed bathroom completes the layout. Haycroft Road is a desirable residential street positioned between Brixton and Clapham, giving residents the best of both vibrant neighbourhoods. Local supermarkets including Tesco, Sainsbury's and Lidl are moments away, while Acre Lane's increasingly popular cafés, restaurants and artisan spots — such as Aries Bakehouse, Blank Coffee, Knife and Hope & Anchor — are just around the corner. The green expanses of Brockwell Park and Clapham Common are also within easy reach. Brixton is a short 12-minute walk, offering the Ritzy Cinema, Brixton Village, POP Brixton and fast Victoria Line connections. In the other direction, Clapham Common and Clapham North tube stations provide excellent Northern Line access across London. This is the perfect home for anyone seeking a peaceful residential setting with quick access to some of South London's most exciting destinations.

Herne Hill

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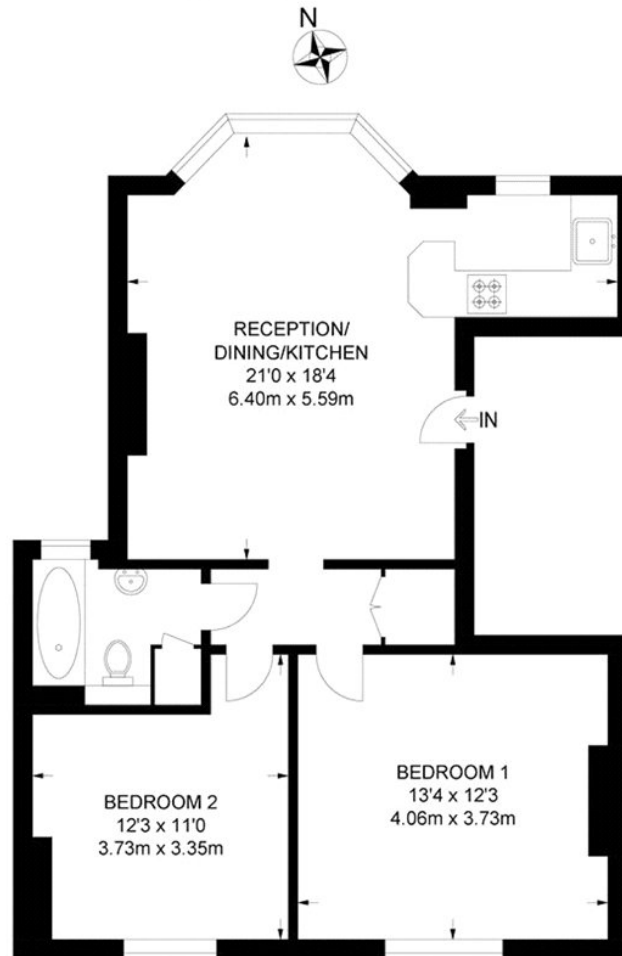
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Haycroft Road, SW2 2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 654 SQ FT / 60.7 SQ M



FIRST FLOOR

While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

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

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