



Brailsford Road, SW2

Offers in excess of £625,000 *Leasehold*



KEY FEATURES

- Elegant Victorian conversion
- Spacious split-level layout
- Bright reception with wood burner
- Separate kitchen/breakfast room
- Two double bedrooms upstairs
- Stylish modern bathroom
- Recently upgraded throughout
- Moments from Brockwell Park

The home opens onto a generous first-floor landing with a spacious storage cupboard and a stylish, contemporary bathroom finished in calming neutral tones, immediately setting a warm and inviting tone. To the front, a bright reception room is framed by large sash windows and centred around a striking wood-burning stove — the perfect spot for cosy evenings in. A separate kitchen/breakfast room sits to the rear, designed for modern living with sleek cabinetry, integrated appliances, and ample space for dining.

Upstairs, two well-proportioned double bedrooms enjoy charming sloped ceilings and excellent built-in storage. The current owners have thoughtfully enhanced the property with high-quality

improvements, including the installation of engineered wooden flooring across both levels and exterior house painting, creating a refined yet characterful feel throughout. Further highlights include gas central heating, double glazing, and on-street permit parking. Perfectly positioned just a three-minute stroll to Brockwell Park and its celebrated Lido, the flat is also moments from local favourites such as Naughty Piglets restaurant and Hootananny Brixton live music venue. Excellent transport links place Brixton Tube (Victoria Line) and Herne Hill Station (Thameslink and Southeastern services) within easy reach, as well as a range of nurseries and outstanding primary schools including Corpus Christi Catholic, Jessop, and Rosendale Primary Schools.

Herne Hill

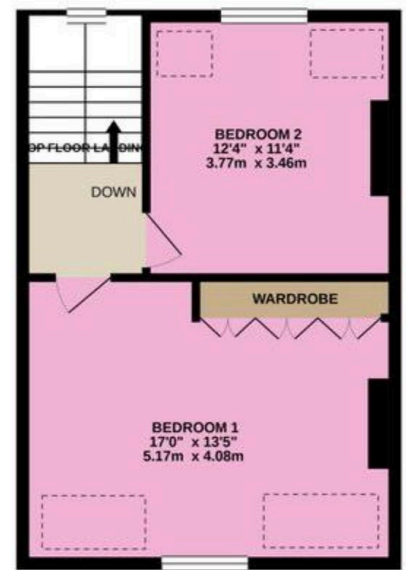
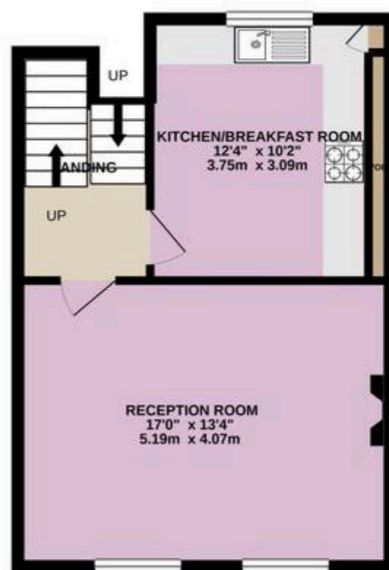
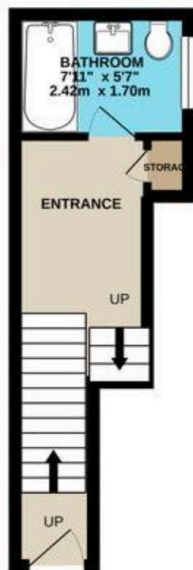
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TOTAL FLOOR AREA : 970 sq.ft. (90.2 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 176 years

Service Charge: £750 per annum

Ground Rent: £10 per annum

Council Tax Band: C

EPC rating: D

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