



Dalyell Road, London, SW9

£1,375,000 Freehold

A spectacular and well-presented four-bedroom mid-terraced Victorian family house with large garden can be found on Dalyell Road nestled between Brixton and Clapham North. A short walk from the heart of Brixton, with all the bars, restaurants, and amenities the area has to offer.

LOCATION

Dalyell Road is located just off Stockwell Road in close proximity to Stockwell Green. There is an abundance of local amenities to include supermarkets, shops, and restaurants not to mention the ever-changing Brixton, with the hugely popular 'Pop Brixton', complete with pop up bars and restaurants and Brixton Market, which offers a variety of fruit and vegetables stalls, butchers, and fishmongers.

DESCRIPTION

Upon entering the house on the raised ground floor, you are greeted by a spacious double reception with beautiful timber framed sash bay windows, ornate cornicing, tall ceilings, and Victorian cast iron fireplaces. These two rooms offer superb entertaining space with direct views on to the tree-lined residential street to the front, and pretty views on to the large rear garden. Behind sits a very useful boot room offering plenty of storage, and access to the garden.

The lower ground floor offers equally impressive lateral entertaining space with open plan kitchen dining area with an additional reception space to the rear offering access to the rear garden via French doors. The modern kitchen is equipped with the latest kitchen appliances and offers a wonderful kitchen island and breakfast bar, as well as an abundance of storage. Beautiful stone flooring has been laid through this level. Behind sits the utility room housing the washing machine and tumble dryer with further storage and worktop space, and a W.C.

Towards the front of the first floor, you will find a generously sized light double bedroom with two large sash windows offering views to the front, two large built in storage cupboards either side of the chimney breast, a beautiful cast iron fireplace, and plenty of space for a double bed. Towards the rear sits a second double bedroom with fitted storage. The bathroom behind has been beautifully tiled and offers large bath with overhead shower, sink, storage, and W.C.

The second floor provides one large double bedroom to the front spanning the full width of the house, with ample storage, and space to accommodate a king size bed with additional space reserved for free-standing furniture. A fourth double bedroom located behind offers wonderful views over rear gardens. The bathroom offers a large walk-in shower, heated towel rail, sink and W.C.

The large south-west facing rear garden, accessed by both the lower and raised ground floors, provides the perfect balance for both garden enthusiasts and those looking to entertain with more than enough space for al-fresco dining. Mature beds occupy the extensive rear garden offering fantastic privacy to the house.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - Nil
Ground Rent - Nil
Council Tax Band - F

UTILITIES

Electricity – mains connected
Gas – mains connected
Water – mains connected
Heating – gas central heating
Sewerage – mains connected
Broadband – Ultrafast Full Fiber Broadband
Permit parking available through Lambeth for on street parking

LOCAL AUTHORITY

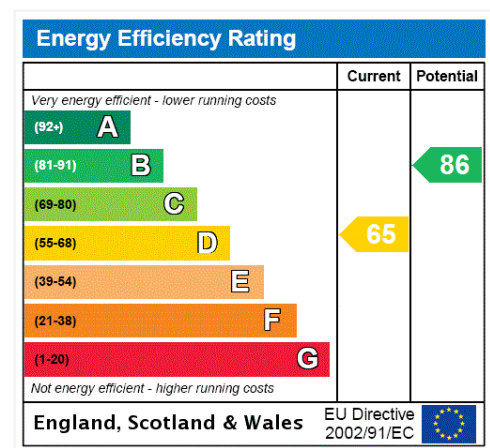
Lambeth

TENURE

Freehold

DIRECTIONS

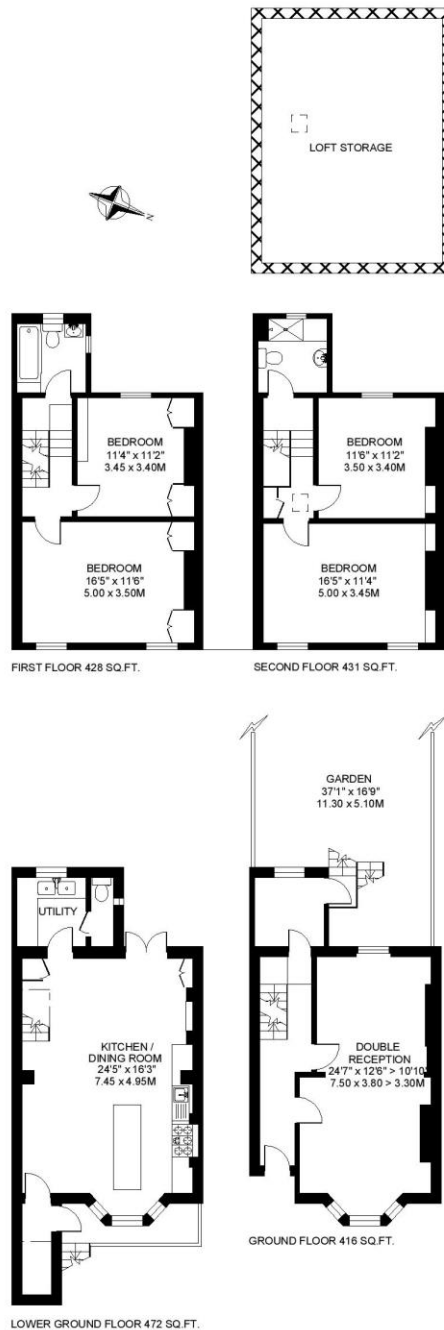
Brixton Overground & Underground Stations (Victoria Line & National Rail) are approximately 0.4 miles away. Stockwell Underground Station (Victoria & Northern Line) is approximately 0.5 miles away. The area is also well served with bus routes into Central London and beyond.





DALYELL ROAD SW9
4 BEDROOM HOUSE

Approximate gross floor area
1747 SQ.FT. / 162.2 SQ.M.
Plus loft storage 401 sq.ft. / 37.3 sq.m.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Copyright: These plans should not be reproduced by any other person, without permission.
Floorplan produced for Winkworth by Floorplanners 07801 228850

Kennington | 020 7587 0600 | kennington@winkworth.co.uk