



HARTWELL CLOSE, SW2
£725,000 FREEHOLD

BEAUTIFUL FOUR-BEDROOM HOME WITH PRIVATE GARDEN AND CALM SETTING NEAR BROCKWELL PARK

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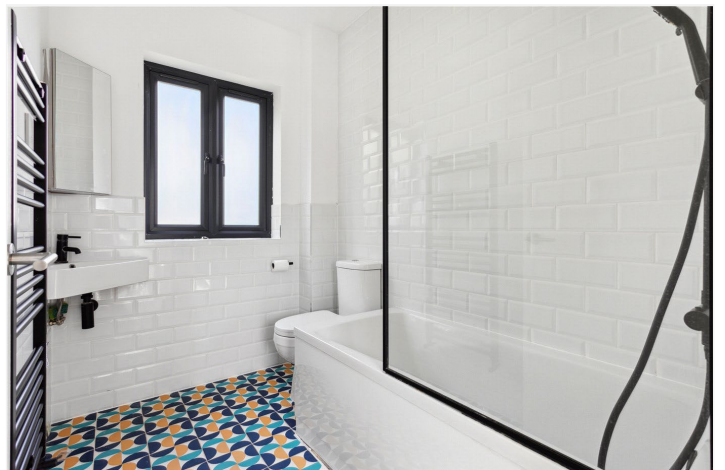
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DESCRIPTION:

Tucked away in a peaceful residential cul-de-sac just moments from Brockwell Park, this beautifully presented four-bedroom end-of-terrace home offers a rare sense of privacy, with a secluded walled garden that is completely unoverlooked. The ground floor unfolds into a bright, open-plan kitchen and living area with sleek cabinetry, wooden floors, and large windows flooding the space with natural light. It's a sociable layout perfect for family living and entertaining, complemented by a convenient guest WC. Upstairs, the first floor hosts two generously sized bedrooms along with a stylish, modern bathroom featuring patterned tiles and clean white finishes. The second floor reveals two further bedrooms—both bright and peaceful—with skylights and bespoke built-in wardrobes in the principal room, plus an additional shower room. The rear garden is a standout feature: a tranquil, low-maintenance space ideal for al fresco dining and children's play, with mature trees offering shade and privacy. Set back from main roads in a quiet close, the home is superbly located just a 7-minute walk from Brockwell Park and within easy reach of Tulse Hill, Streatham Hill, and Brixton via excellent transport links.

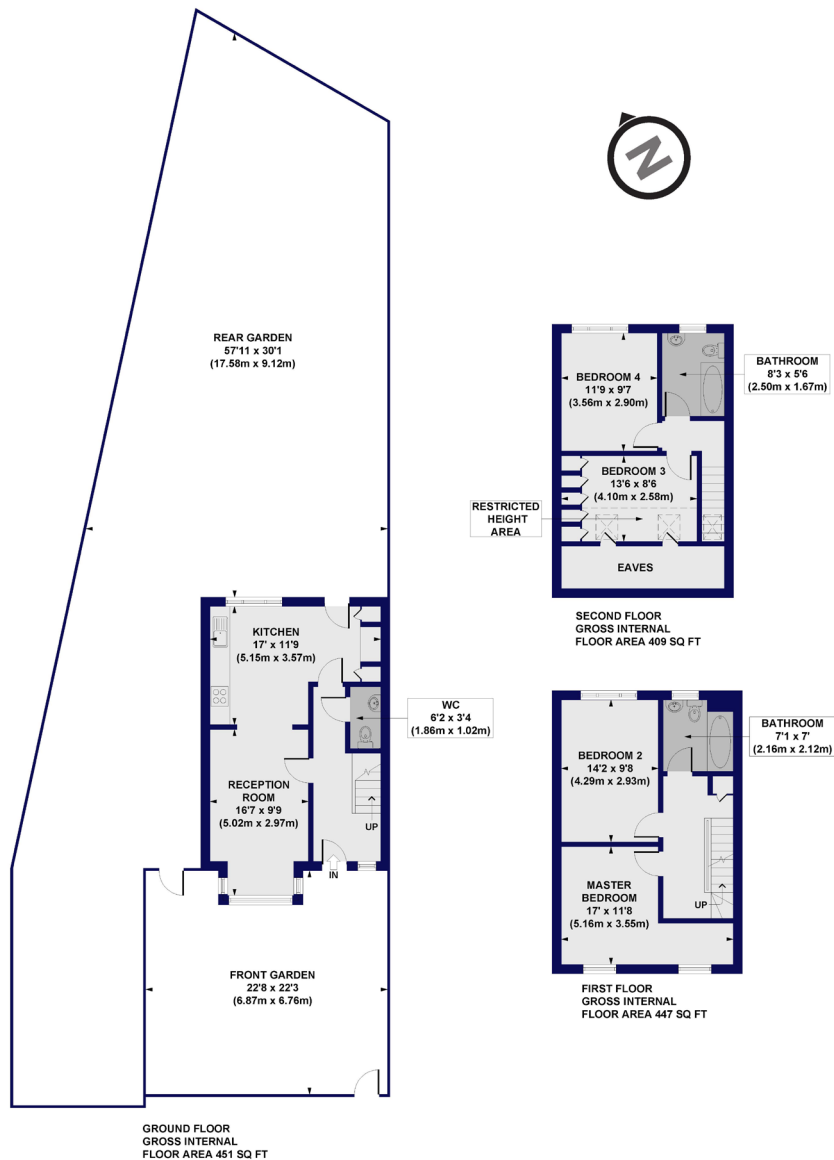




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Approx. Gross Internal Floor Area 1307 sq. ft / 121.43 sq. m (Including Eaves / Restricted Height Area)

Approx. Gross Internal Floor Area 1187 sq. ft / 110.32 sq. m (Excluding Eaves / Restricted Height Area)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by 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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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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