



**BRIXTON HILL, SW2**  
**£550,000 LEASEHOLD**

**Winkworth**



## BRIXTON HILL, SW2

We are pleased to present this immaculate two double bedroom split-level Victorian raised ground floor conversion with a secluded communal front garden. The property is ideally located for the amenities of Brixton Hill and within walking distance of Brixton Tube and Streatham Hill Train Station. Sold with no onward chain.

This charming and bright split-level apartment is set above the rear of commercial premises and is accessed via a well-lit communal garden. The apartment has a large open plan kitchen reception diner with a superb parquet floor, a period fireplace, a large window with original shutters and a new fitted kitchen with a wooden work top and a large breakfast bar.

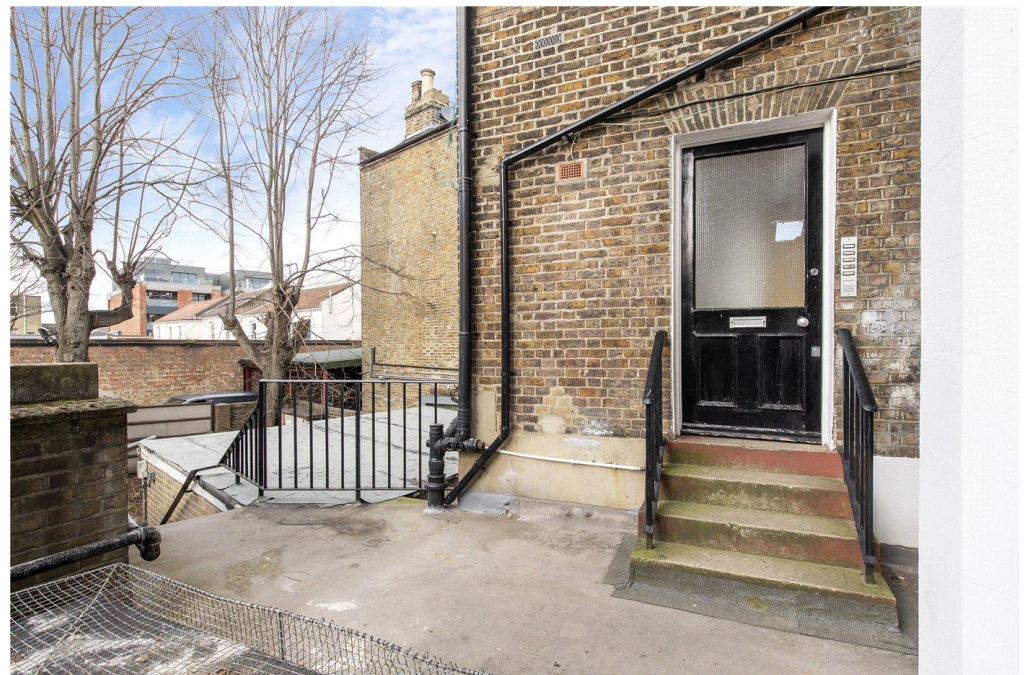
On the first floor there are two good-sized double bedrooms, both with fitted wardrobes and large windows. There is a new, modern shower room with a WC and a utility cupboard housing a washing machine and a separate dryer.

The flat benefits from ample storage throughout and all white goods are included in the sale.

The property is sold with a long lease and no onward chain.

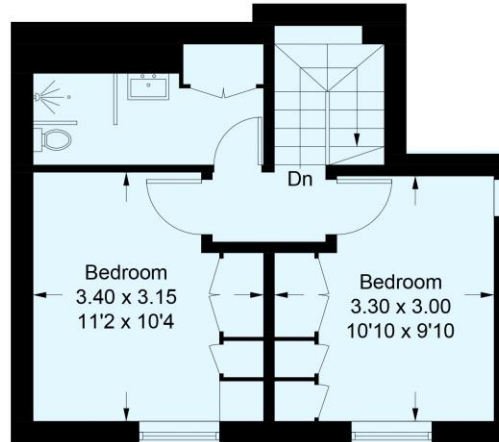
Sole agent. Early viewing highly recommended.





## Brixton Hill, SW2

Approximate Floor Area = 55.9 sq m / 602 sq ft



**First Floor**  
30 sq m / 323 sq ft



**Raised Ground Floor**  
25.9 sq m / 279 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID624676)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

**Winkworth**