



Merredene Street, SW2

Offers IEO: £700,000 *Freehold*

3  2  1 

KEY FEATURES

- Three double bedrooms
- Two reception rooms
- Separate kitchen
- Family bathroom
- Period fireplaces & features
- Private patio garden
- Close to Brixton, Herne Hill & Brockwell Park

A characterful three-bedroom period mid-terrace house situated on a peaceful residential street, offering an abundance of natural light and versatile living space. Arranged over two floors, the home blends original features with modern touches and is well-placed for access to both Brixton and Herne Hill.

The ground floor opens with a welcoming bay-fronted reception room featuring a decorative fireplace, complemented by a second reception room at the rear which opens to a private patio. A well-designed kitchen, fitted with John Lewis cabinetry and practical worktops, leads through to the bathroom, complete with a bath and overhead shower. Upstairs, three well-proportioned double bedrooms are arranged off the landing, each with good light and character features including fireplaces and sash windows. The principal bedroom spans the width of the house at the front, while the two rear bedrooms enjoy views towards the garden. Outside, there is a low-maintenance courtyard-style garden with space for seating and planting.

Merredene Street is conveniently positioned for Brixton with its vibrant mix of shops, bars, restaurants, and the Victoria Line, while Herne Hill is close by for its village-like atmosphere, Sunday market, and fast rail links. The green open spaces of Brockwell Park are also within easy reach.

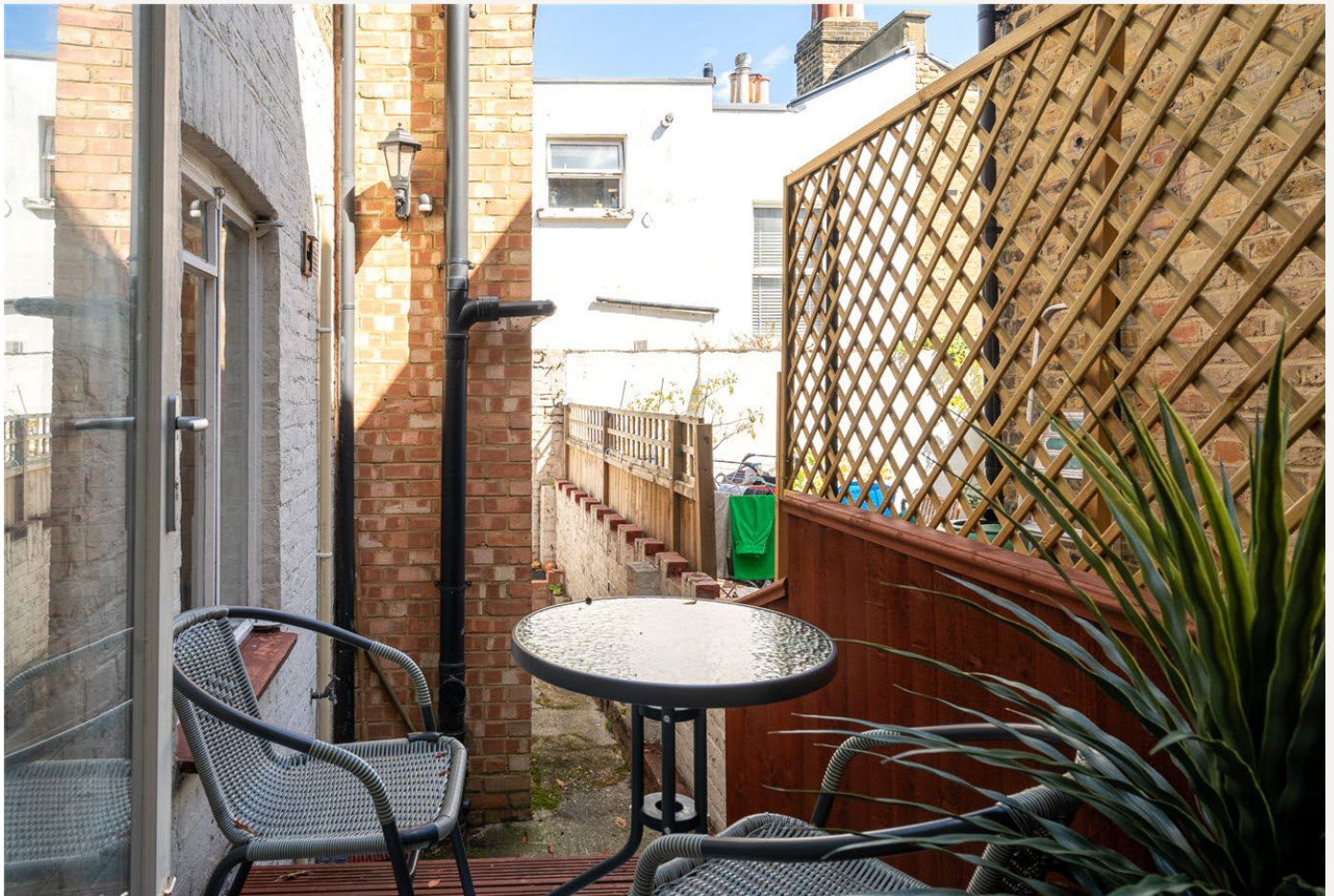
Streatham

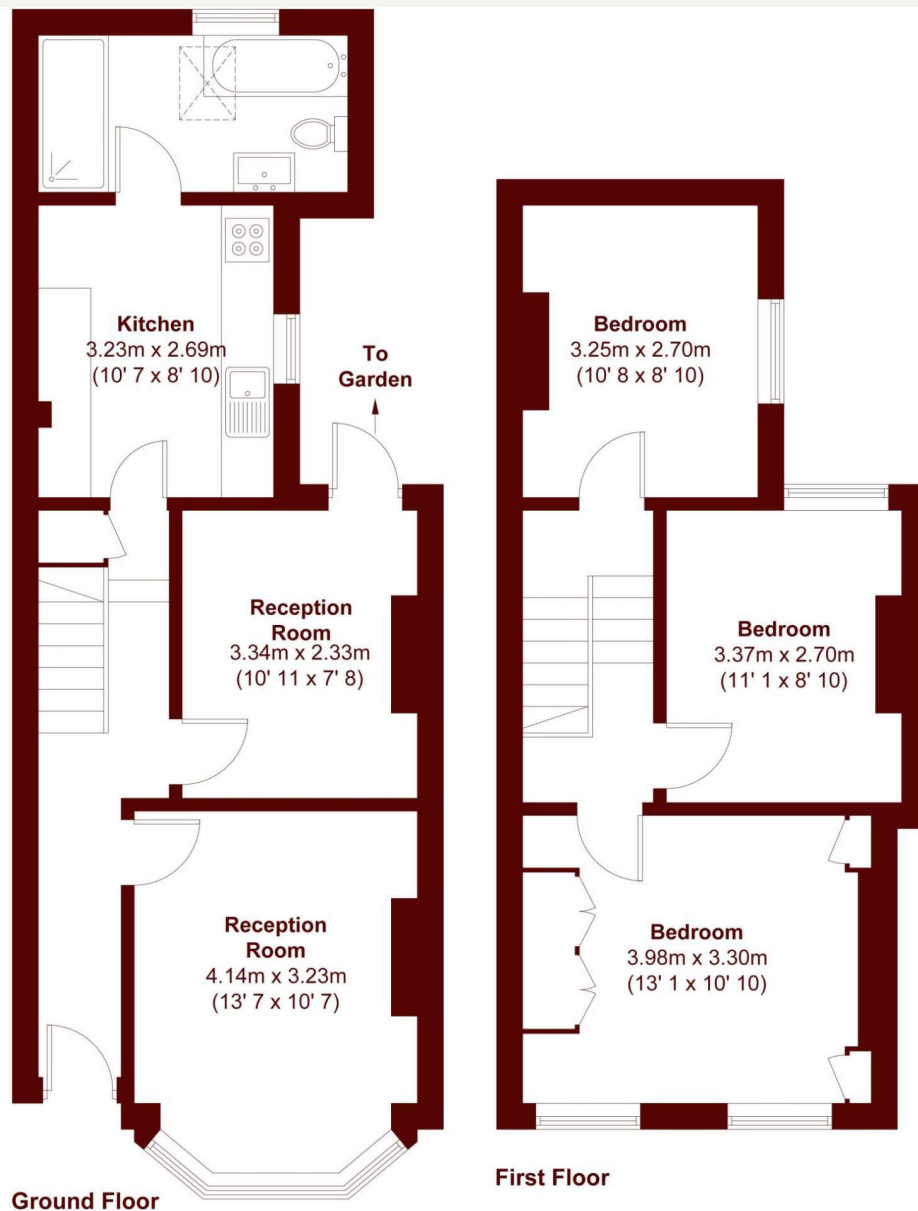
020 8769 6699 | streatham@winkworth.co.uk

Winkworth

for every step...







APPROX. GROSS INTERNAL FLOOR AREA
919 SQFT / 85.4 SQM

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

MATERIAL INFO

Tenure: Freehold
Council Tax Band: D
EPC rating: D

Streatham

020 8769 6699 | streatham@winkworth.co.uk

Winkworth

for every step...

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.