



Merredene Street, SW2

£650,000 *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.

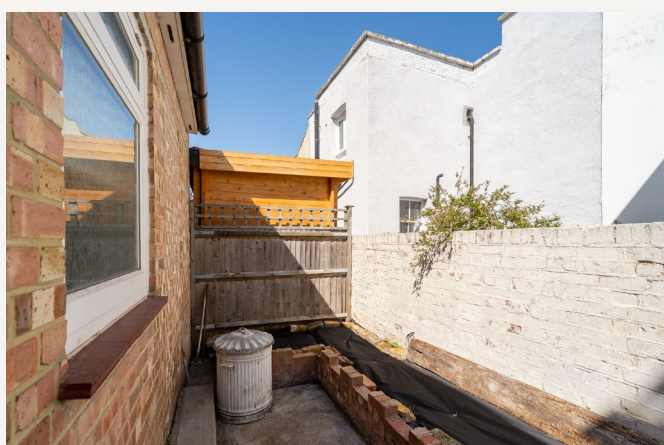
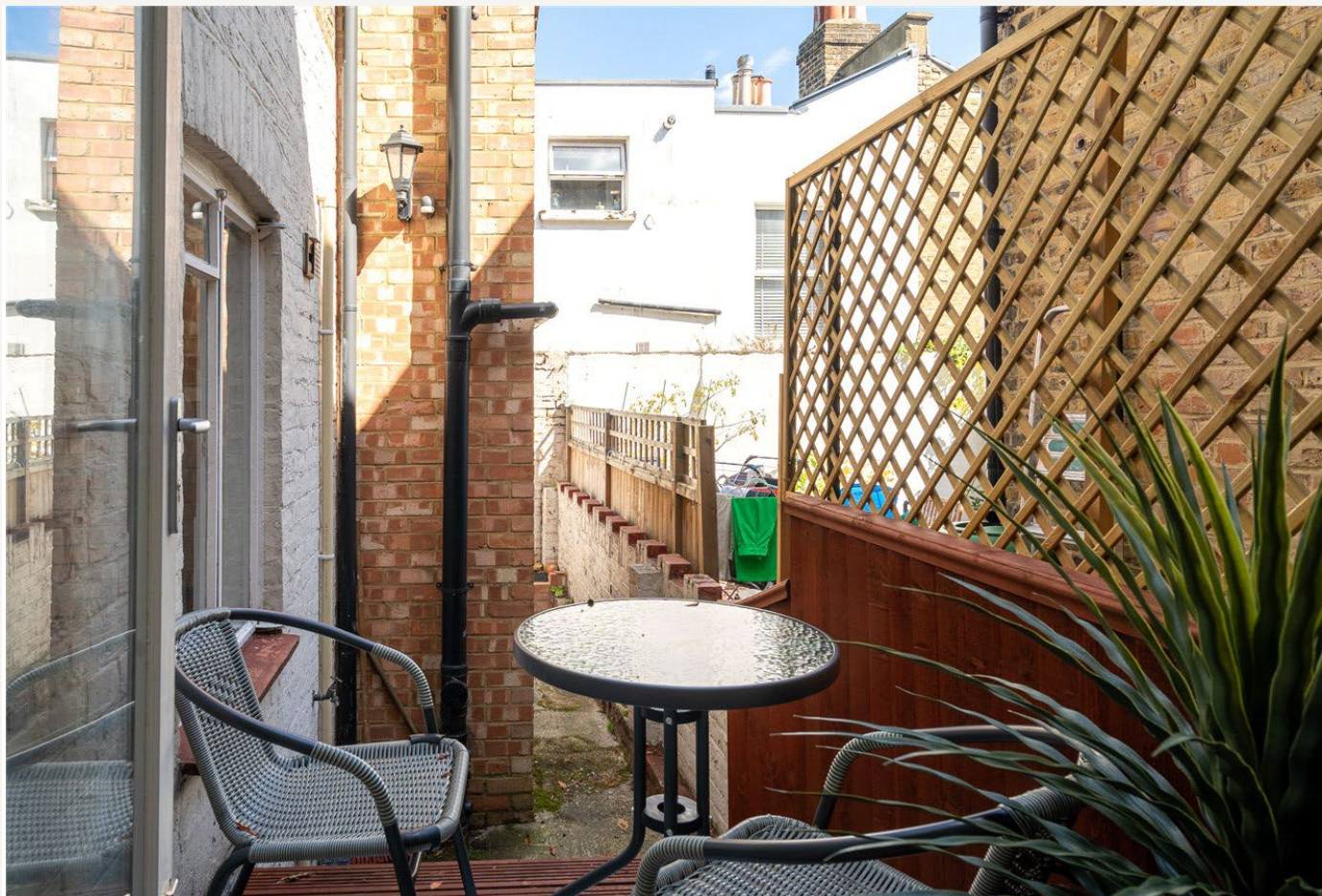
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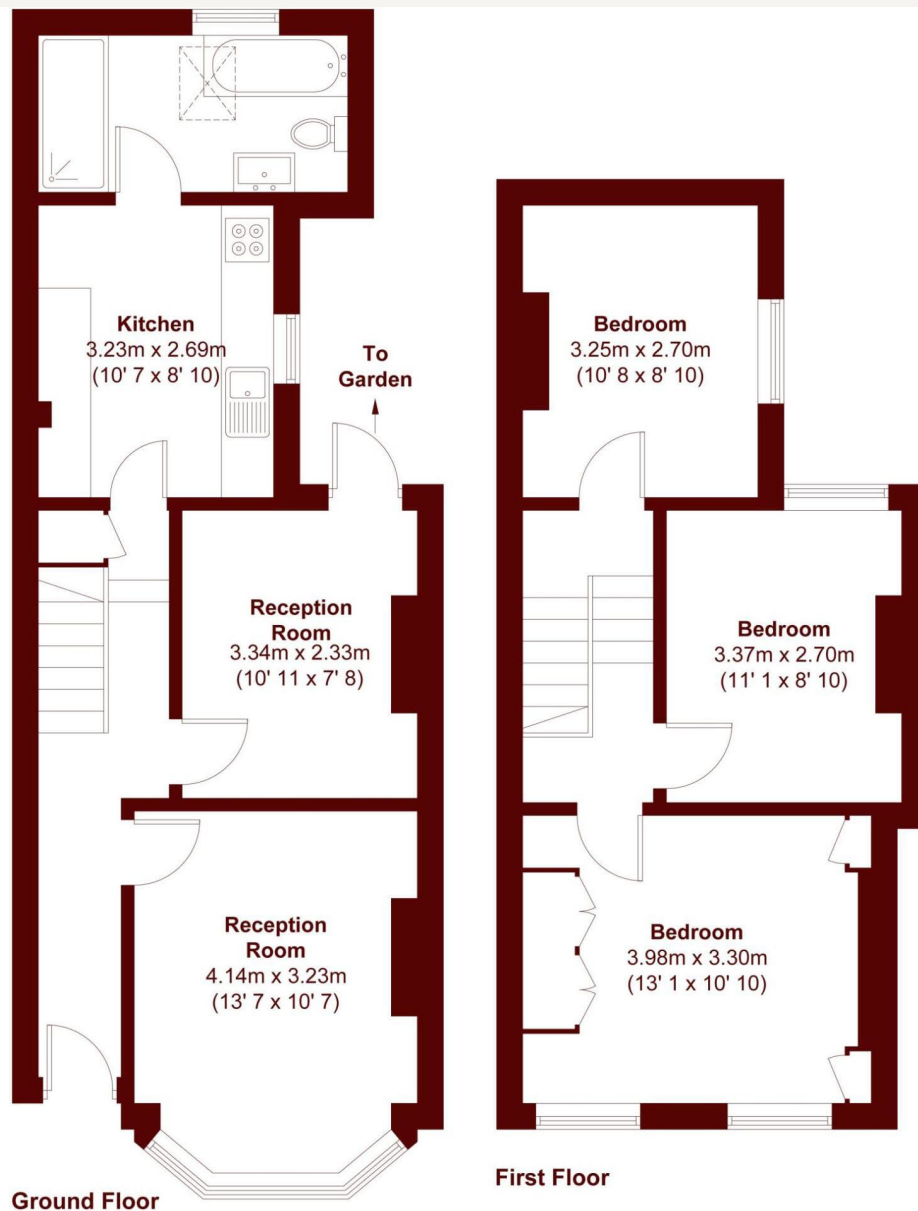
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APPROX. GROSS INTERNAL FLOOR AREA
919 SQFT / 85.4 SQM

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

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