



## Dalberg Road, London, SW2

£399,950 *Share of Freehold*



### KEY FEATURES

- Beside Brockwell Park
- New kitchen (2023)
- Bright open-plan living space
- Large double bedroom
- Modern bathroom
- Wooden flooring throughout
- Excellent transport links
- Period features

Set on one of Herne Hill's most desirable residential streets, directly beside the wide open spaces of Brockwell Park, this beautifully presented one-bedroom flat offers a superb blend of period charm and modern convenience.

The flat has been thoughtfully refurbished with a brand-new kitchen installed in 2023, designed with sleek cabinetry, brass accents, and plenty of workspace that flows naturally into the open-plan living and dining area. The living space is bathed in natural light thanks to large sash windows, making it an inviting setting for both relaxing and entertaining. The double bedroom is generously sized, with excellent storage and calming décor, while the bathroom offers a practical and modern finish. A combination of wooden flooring, carpet, and tiling complements the home's high ceilings and period detailing, enhancing its overall sense of character.

Dalberg Road is perfectly positioned, just a short stroll from Brockwell Park, with its lido, walled gardens, and panoramic city views. Herne Hill and Brixton stations are within easy reach, providing swift connections into central London, while the area itself is renowned for its village atmosphere, cafés, markets, and excellent transport links.

**Herne Hill**

020 7501 8950 | hernehill@winkworth.co.uk

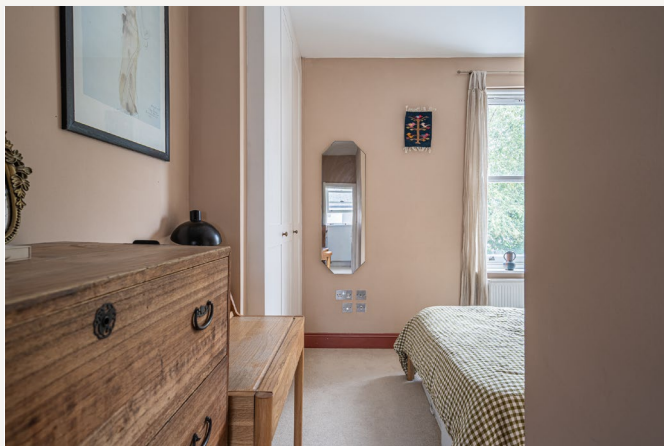
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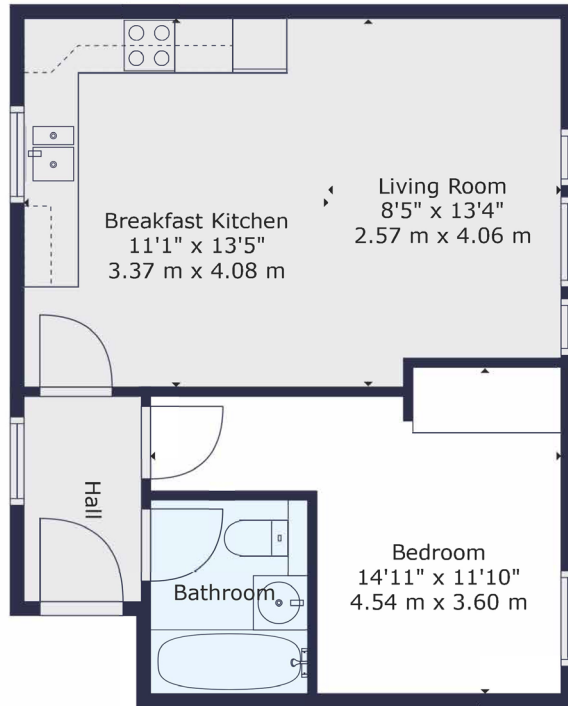
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**TOTAL: 462 sq. ft, 43 m<sup>2</sup>**  
**FLOOR 1: 462 sq. ft, 43 m<sup>2</sup>**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## MATERIAL INFO

**Tenure:** Share of Freehold

**Service Charge:** £1150 per annum

**Ground Rent:** £200 Annually (subject to increase)

**Council Tax Band:** C

**EPC rating:** C

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**Winkworth**

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