



Dalberg Road, London, SW2

Offers to in excess of £380,000 *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,

Herne Hill

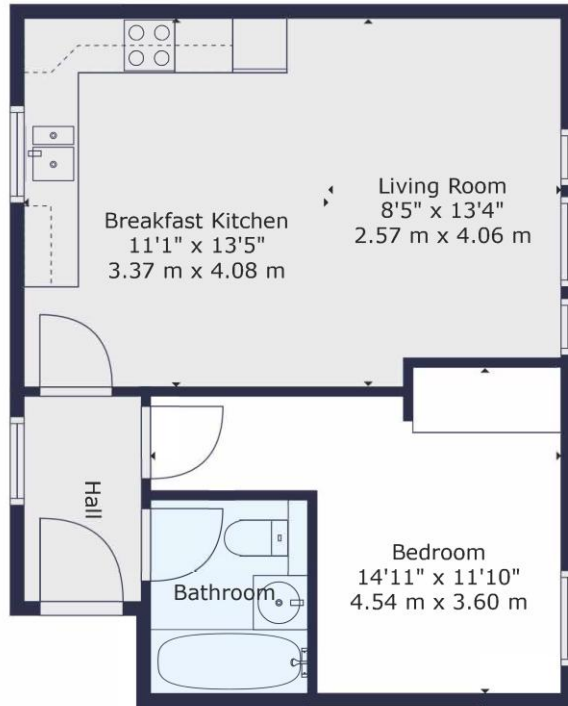
020 7501 8950 | hernehill@winkworth.co.uk

Winkworth

for every step...







TOTAL: 462 sq. ft, 43 m²
FLOOR 1: 462 sq. ft, 43 m²

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 Winkworth. 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.



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

Herne Hill
 020 7501 8950 | hernehill@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.