



Upper Tulse Hill, SW2

Offers IEO: £1,450,000 *Freehold*

5  3  2 

KEY FEATURES

- Five bedroom period family home
- Impressive through reception room
- Second reception and dining room
- Loft suite with en-suite
- Family bathroom with freestanding bath
- Galley kitchen with garden access
- Landscaped garden with terrace
- Gated off street parking

Set behind gated, block paved off street parking, this handsome bay fronted period home offers over two and a half thousand square feet of beautifully kept family accommodation across three floors, finished with a real eye for both character and comfort. A welcoming entrance hall, with a guest cloakroom tucked beneath the stairs, leads to the showpiece of the ground floor: a magnificent through reception room running the full depth of the house, from a bay window at the front to a second bay at the rear opening onto the garden. Warm timber floorboards, a carved timber fireplace and ornate ceiling roses give the room a genuinely elegant feel, with space for both relaxed evenings and larger gatherings. Across the hall, a second reception room makes a cosy snug or library, its fireplace framed by built in shelving and cupboards. The dining room sits at the rear, flowing through to a sleek galley kitchen with glossy white handleless cabinetry, marble effect worktops, integrated ovens and a side door to the garden. Upstairs, three well proportioned double bedrooms each enjoy a bay window and fitted wardrobes, two with period fireplaces, while a fourth bedroom currently serves as a home office. The family bathroom is a real highlight, with a freestanding bath, walk in shower, twin basins and patterned floor tiling. The top floor is given over to an impressive loft suite spanning the width of the house, with a wall of fitted storage, its own kitchenette and an en-suite shower room, ideal as a principal retreat, guest suite or space for older children. Outside, a paved terrace perfect for outdoor dining leads onto a level lawn bordered by raised brick planters and mature trees. Upper Tulse Hill sits between Brixton Hill and Brockwell Park, with the park's open green space, lido and walled garden just a short walk away. Brixton's Victoria line is within easy reach, while Tulse Hill station is served by Southern trains to London Bridge and Thameslink services through Blackfriars, Farringdon and St Pancras. The shops, restaurants and markets of Brixton, Herne Hill and Streatham are all close by, and families will appreciate Holmewood Nursery School, rated Outstanding by Ofsted, just along the road, with Corpus Christi Catholic Primary School, also Outstanding, nearby.

Herne Hill

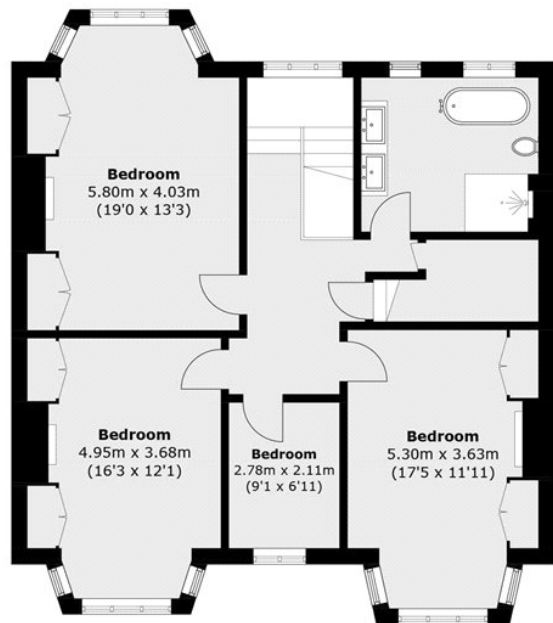
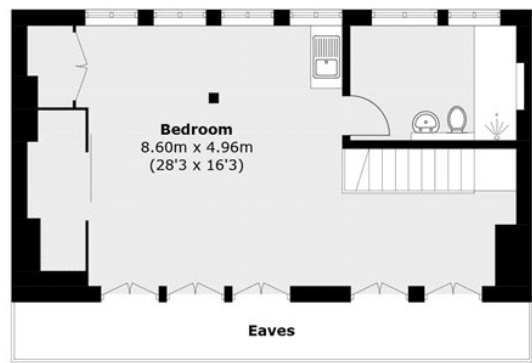
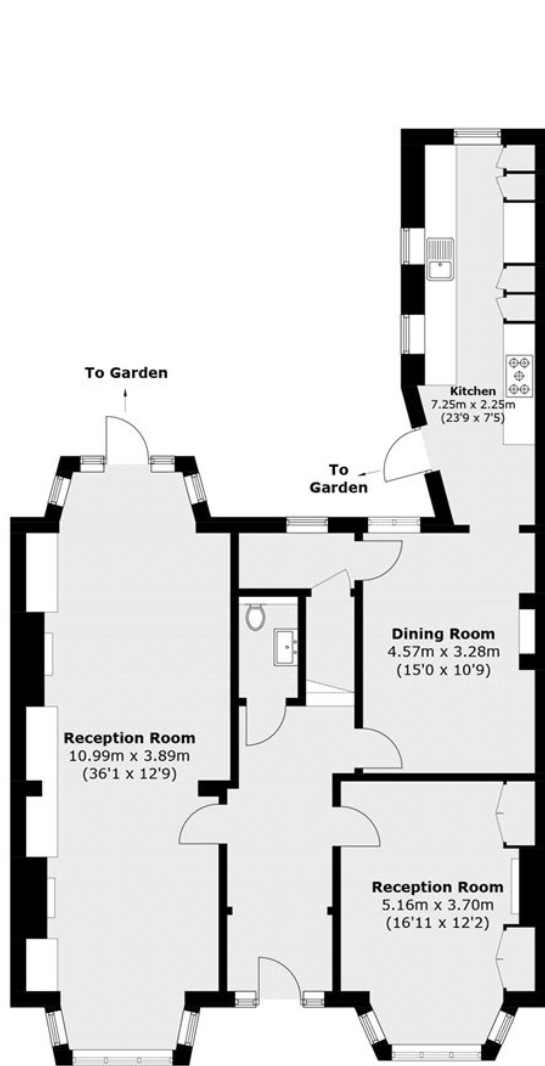
020 7501 8950 | hernehill@winkworth.co.uk

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Ground Floor

First Floor

Total area (approx.): 248.5 sq. m (2,674.9 sq. ft)
(Excluding Eaves)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

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

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