



BALLATER ROAD, SW2  
**OFFERS IN EXCESS OF £1,000,000 FREEHOLD**

## BEAUTIFULLY BALANCED FOUR-BEDROOM VICTORIAN HOME WITH GARDEN ON A PRIME ROAD IN BRIXTON

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## DESCRIPTION:

Set on one of Brixton's most desirable tree-lined roads, this beautifully presented four-bedroom Victorian home offers generous proportions, period charm, and a well-balanced layout across three floors—perfect for modern family life.

The ground floor features two elegant reception rooms, including a front lounge with bay window and decorative fireplace, and a rear reception with garden access—ideal as a formal dining space or second living area. A bright, extended breakfast kitchen sits to the rear with plenty of storage and workspace, and opens directly onto a private landscaped garden via French doors.

Upstairs, the first floor hosts three well-proportioned bedrooms and a stylish family bathroom, while the top floor offers a spacious principal bedroom with en-suite shower room, creating a peaceful retreat with excellent natural light.

The garden is private and thoughtfully landscaped with a mix of patio, lawn, and mature borders—perfect for summer gatherings or quiet evening relaxation.

Ballater Road is a prime residential address moments from Brixton's vibrant centre, with its wealth of independent shops, restaurants, live music venues, and the popular Brixton Village. Brixton tube station (Victoria Line) and National Rail are within easy reach, as are the open green spaces of Brockwell Park and Clapham Common. Excellent local schools and regular bus links add further appeal to this fantastic location.







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**TOTAL: 1512 sq. ft, 140.5 m<sup>2</sup>**  
 GROUND FLOOR: 544 sq. ft, 51 m<sup>2</sup>, FIRST FLOOR: 271 sq. ft, 25 m<sup>2</sup>, SECOND FLOOR: 393 sq. ft, 37 m<sup>2</sup>, BASEMENT: 113 sq. ft, 11 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 83 sq. ft, 8 m<sup>2</sup>

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 purchaser.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Freehold

**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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