



RAMILLES CLOSE, SW2
£300,000 LEASEHOLD

A LIGHT-FILLED BRIXTON APARTMENT WITH COMMUNAL GARDENS AND HISTORIC GREEN SPACES ON THE DOORSTEP

Herne Hill | 020 7501 8950 | hernehill@winkworth.co.uk

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DESCRIPTION:

Tucked within the well-maintained Blenheim Gardens development just off Brixton Hill, this one-bedroom apartment offers smart, comfortable living with access to green spaces, communal gardens and a welcoming local community.

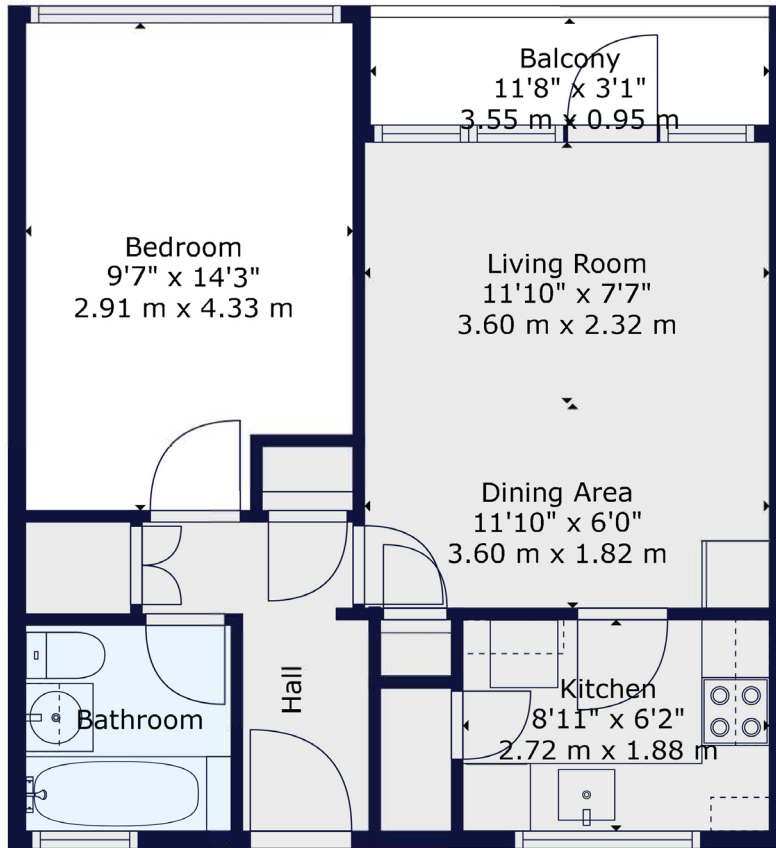
Positioned on the first floor, the apartment opens into a spacious reception room with large windows drawing in natural light. There's ample space for both relaxing and dining, while a separate kitchen enjoys open views over the surrounding gardens. The double bedroom is generously sized with built-in storage, and the bathroom includes a full-sized bath with overhead shower.

Practical in layout and calm in atmosphere, the apartment also benefits from good internal storage and a peaceful outlook. Residents have access to shared gardens and a community-run garden kitchen—fostering a unique and social environment rarely found in developments of this kind.

Ramilles Close sits within Blenheim Gardens, home to the Grade II Listed Brixton Windmill, with historical origins dating back to 1816. The development is framed by wide green spaces including Windmill Gardens, giving the area a leafy and relaxed feel. Brixton Town Centre—with its vibrant markets, Victoria Line tube station, and the famous Ritzy cinema—is close at hand. Clapham North, Abbeville Village and Clapham High Street are also easily accessible.

This is a fantastic opportunity for first-time buyers or investors looking for a well-connected home in a strong community setting with excellent outdoor access.





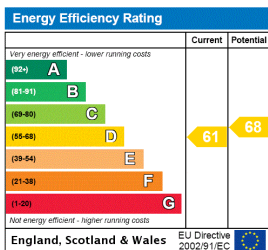
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TOTAL: 468 sq. ft, 44 m²
FIRST FLOOR 1: 468 sq. ft, 44 m²
EXCLUDED AREAS: BALCONY: 37 sq. ft, 3 m²

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.



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: Leasehold

Term: 115 year and 10 months

Service Charge: £1000 per annum

Ground Rent: included in service charge

Council Tax Band: B

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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