



## Raeburn Street, SW2

Offers IEO £575,000 *Share of Freehold*

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### KEY FEATURES

- Split-level Victorian conversion
- Three spacious bedrooms
- Separate reception room
- Large kitchen diner
- Modern bathroom suite
- Excellent storage throughout
- Quiet residential street
- Close to Brixton & Clapham

This charming split-level Victorian conversion is perfectly positioned on a peaceful residential street between Brixton and Clapham North, offering spacious and flexible living in a highly sought-after location.

Beautifully presented throughout, the property features a generous principal bedroom with fitted shelving, excellent storage, and expansive windows that flood the space with natural light — a true retreat at the top of the home. There are two further bedrooms, both well-proportioned and ideal for guests, family, or as a dedicated home office.

A bright and inviting reception room provides a comfortable setting for relaxing or entertaining, while the spacious kitchen diner is well-equipped with sleek cabinetry, plentiful worktop space, and room for a dining table, creating a welcoming social hub. The modern bathroom is finished in neutral tones with a contemporary suite.

Located within easy reach of Clapham High Street and Brixton's vibrant market, shops, and eateries, the flat also benefits from excellent transport links via Clapham North and Brixton stations.

**Herne Hill**

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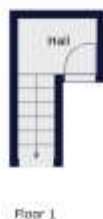
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**TOTAL: 801 sq. ft, 75 m<sup>2</sup>**  
 FLOOR 1: 31 sq. ft, 3 m<sup>2</sup>, FLOOR 2: 225 sq. ft, 21 m<sup>2</sup>, FLOOR 3: 341 sq. ft, 32 m<sup>2</sup>, FLOOR 4: 204 sq. ft, 19 m<sup>2</sup> LOW  
 CEILING: 47 sq. ft, 5 m<sup>2</sup>

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute an assurance 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.



## MATERIAL INFO

**Tenure:** Share of Freehold

**Council Tax Band:** C

**EPC rating:** To be confirmed

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