



## Dalberg Road, SW2

£700,000 *Leasehold*

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### KEY FEATURES

- Two double bedrooms
- Spacious reception room
- Eat-in kitchen
- Modern bathroom
- Private patio
- Split-level layout
- Excellent natural light
- Quiet residential street

Set on a quiet, tree-lined residential street, this spacious and well-arranged two-bedroom apartment offers bright, flexible living accommodation arranged across two levels, with the added benefit of private outdoor space. On the ground floor, the accommodation includes a large eat-in kitchen which works particularly well as the heart of the home, offering plenty of room for dining and everyday living. To the rear there is access out to the private patio garden - a real sun trap during the warmer months and ideal for entertaining. This level also includes a well-proportioned double bedroom, quietly positioned for day-to-day living. Stairs lead down to the lower ground floor, where a generous reception room sits to the front of the apartment, providing ample space for both relaxing and dining. A second double bedroom is also located on this level and enjoys access to an additional outdoor space, while a modern family bathroom is positioned off the central hallway. The layout lends itself well to a variety of buyers, whether as a comfortable long-term home or a flexible live/work arrangement, with excellent natural light and spacious rooms throughout. Dalberg Road is a quiet, tree-lined residential street made up predominantly of attractive mid-Victorian terraced homes. The property is superbly positioned for the vibrant amenities of Brixton and Herne Hill, both of which offer an excellent selection of independent cafés, restaurants, bars and shops. Brockwell Park is within easy walking distance and is a real highlight of the area, home to the iconic Brockwell Lido, open green spaces and popular weekend markets. Transport links are excellent, with Herne Hill providing Thameslink services and Brixton Underground offering access to the Victoria Line, making commuting into the City and West End straightforward and efficient.

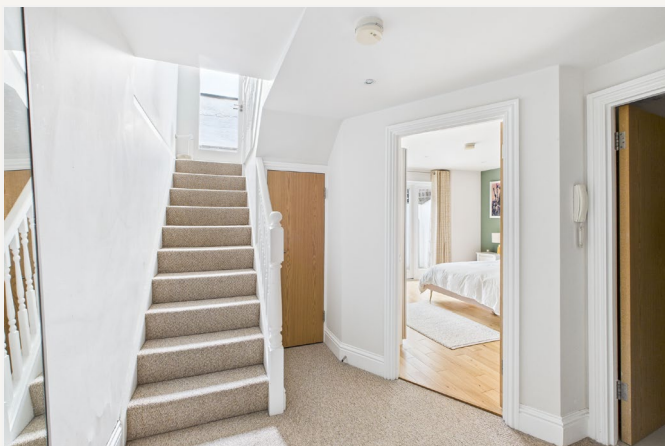
### Herne Hill

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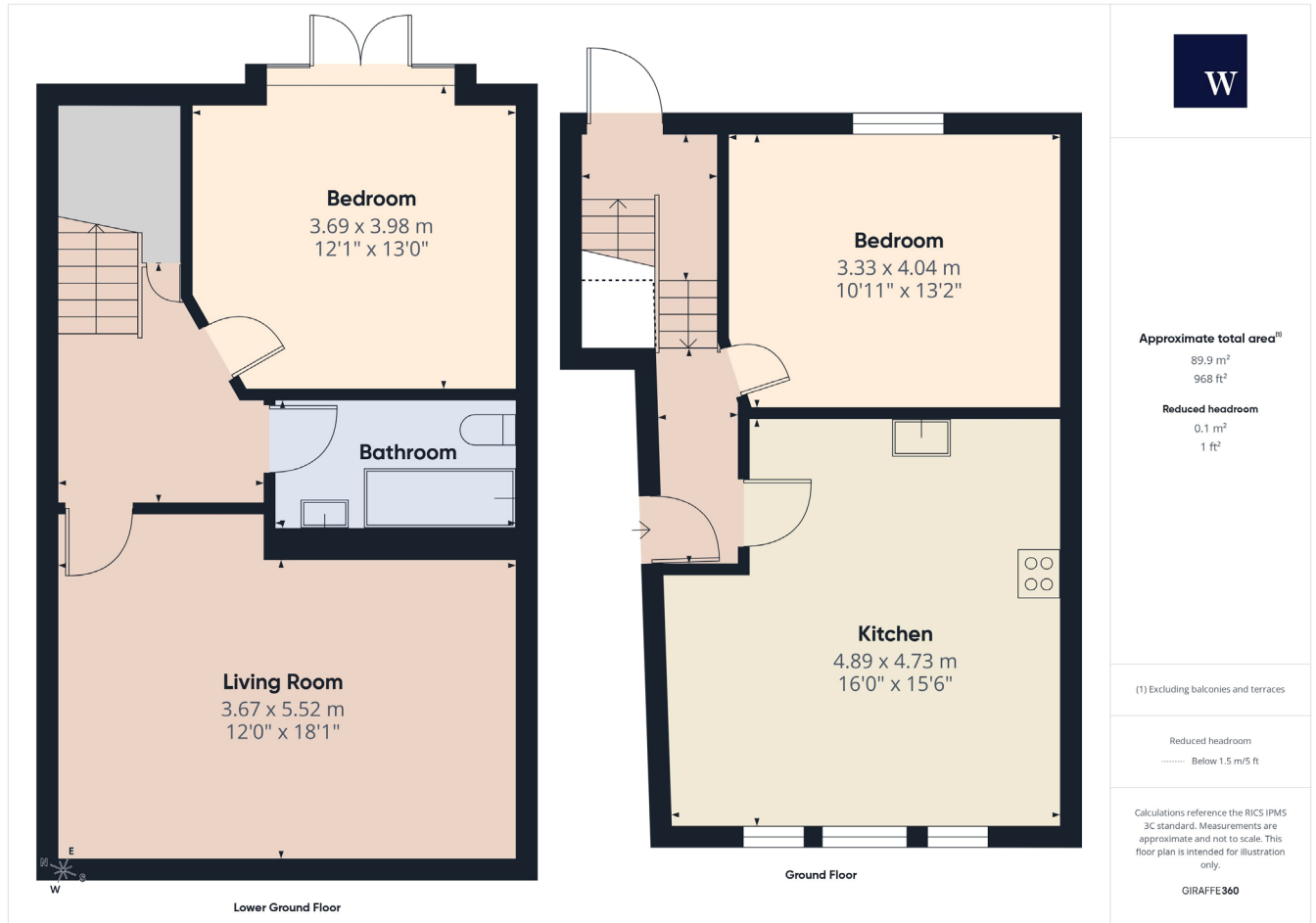
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## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 109 year and 8 months

**Service Charge:** £3675.5 per annum

**Ground Rent:** £350 Annually (subject to increase)

**Council Tax Band:** D

**EPC rating:** To be confirmed

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