



Lambert Road, SW2

OFFERS IN EXCESS OF £675,000 *Share of Freehold*

3  1  1 

#### KEY FEATURES

The home is thoughtfully laid out over two levels, creating a clear distinction between the generous living spaces and the private bedrooms above. Upon entry, a wide hallway provides a practical welcome before leading into a bright and inviting kitchen at the front. Framed by a striking bay window with a built-in bench seat, this charming space blends practicality and personality—perfect for morning coffee or casual dining.

- Split-level period conversion
- Characterful breakfast kitchen with bay window
- Spacious reception with period charm
- Three versatile bedrooms
- Bathroom and separate WC
- Excellent location near Brixton & Brockwell Park



Herne Hill

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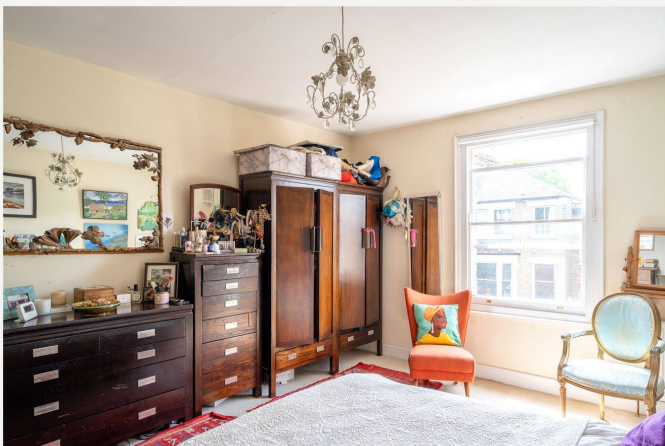


Also at the front sits a beautiful reception room, rich in character with natural hardwood floors, a second bay window, and bespoke recessed shelving. Upstairs, you'll find two exceptionally large bedrooms—both light-filled and full of charm—alongside a third room, ideal as a guest bedroom or potential study. The principal bedroom, located at the front, enjoys wonderful natural light, while the third bedroom offers flexibility as a home office or nursery. A neatly presented bathroom and a separate WC complete the accommodation. Throughout the home, period details have been retained, adding warmth and texture, while modern updates have been introduced with care and respect for the building's heritage. Clever storage solutions are integrated throughout, making the most of every inch of space.

Lambert Road is tucked just off Brixton Hill, offering a real sense of community while remaining close to the action. You're within easy reach of both Brixton and Herne Hill stations, with excellent Overground and Underground links into Central London. The wide open spaces of Brockwell Park are just moments away, and Brixton's vibrant array of restaurants, cafés, bars, and markets are all within walking distance.

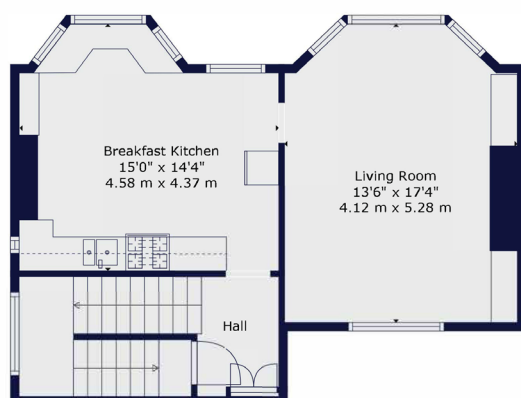




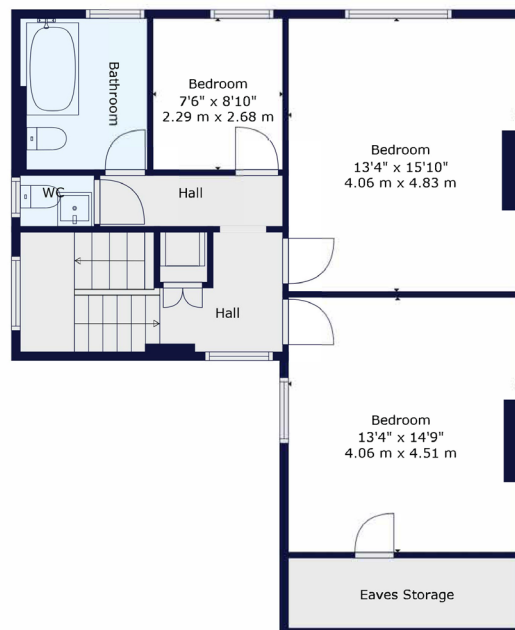


## MATERIAL INFO

**Tenure:** Share of Freehold  
**Term:** 87 year and 2 months  
**Service Charge:** n/a  
**Ground Rent:** n/a  
**Council Tax Band:** D  
**EPC rating:** D



First Floor



Second Floor

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**TOTAL: 1299 sq. ft, 120.7 m<sup>2</sup>**  
**FIRST FLOOR: 527 sq. ft, 49 m<sup>2</sup>, SECOND FLOOR: 718 sq. ft, 67 m<sup>2</sup>**  
**EAVES STORAGE: 54 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 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HH1150305>

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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