



Rattray Road, SW2

Offers IEO: £625,000 *Share of Freehold*

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KEY FEATURES

- Two double bedrooms
- Split-level period conversion
- Modernised kitchen with breakfast bar
- Bespoke alcove shelving and lighting
- Recently redecorated throughout
- Bathroom plus additional WC
- Well-proportioned reception room
- Quiet residential location

Set across the upper floors of a handsome period building, this well-presented two bedroom split-level flat combines generous proportions with thoughtful modernisation and characterful detailing throughout. The main living space sits at the heart of the home, offering a comfortable and versatile reception with bespoke fitted alcove shelving and integrated lighting, creating a warm and inviting focal point. The separate kitchen has been modernised to a high standard and features sleek cabinetry, ample worktop space and a breakfast bar, making it ideal for both everyday living and entertaining. Upstairs, the property offers two well-proportioned double bedrooms, each benefiting from good natural light and practical layout options. A modern family bathroom is complemented by an additional WC, enhancing day-to-day convenience and flexibility. Finished in a neutral palette and recently redecorated, the flat is ready to move straight into while still offering scope for personalisation. The split-level arrangement adds a sense of separation between living and sleeping areas, making it particularly well suited to sharers, couples or small families. Rattray Road is a quiet residential street ideally positioned for the amenities of Brixton, Clapham and Streatham Hill. Brixton's vibrant mix of cafés, restaurants, bars and cultural venues is close by, alongside excellent transport connections including the Victoria Line, Overground and mainline services. Streatham Hill station provides direct links into London Bridge and Victoria, while frequent bus routes offer easy access across South London. Green spaces such as Brockwell Park and Clapham Common are also within easy reach, providing a welcome balance of city living and open space.

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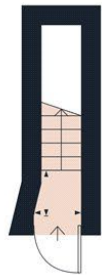
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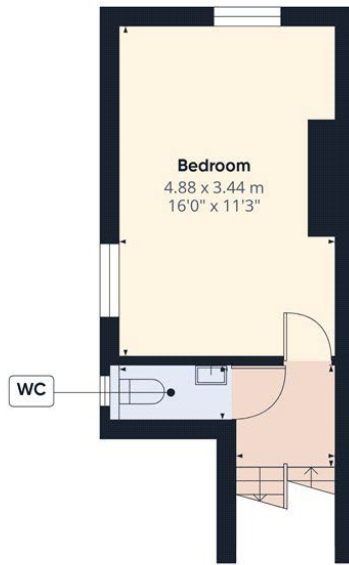
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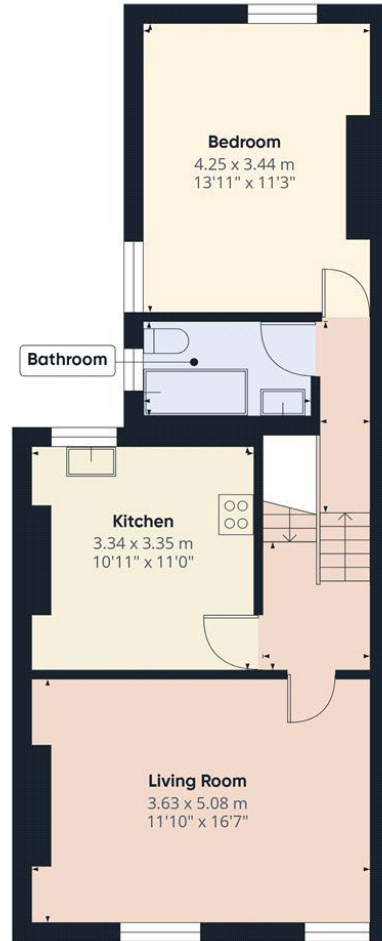




Ground Floor



First Floor



Second Floor



Approximate total area⁽¹⁾
75.6 m²
814 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

MATERIAL INFO

Tenure: Share of Freehold

Council Tax Band: C

EPC rating: To be confirmed

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