



Wimbart Road, SW2

Offers IEO: £300,000 *Leasehold*



### KEY FEATURES

- Top-floor period conversion
- Bright open-plan living space
- Engineered wood floors
- Two Velux windows
- Recessed alcove feature
- Good eaves storage
- Fitted kitchen with appliances
- Double bedroom with wardrobes

Set on the top floor of an attractive period conversion, this one-bedroom apartment offers bright interiors and clever use of space throughout. The home opens into a spacious hallway with stairs leading up to the main floor. To the rear, there is a good-sized double bedroom fitted with wardrobes and two windows providing excellent natural light, alongside a modern family bathroom with a bath, overhead shower, WC and Velux window.

The heart of the property is the large open-plan kitchen and reception room, complete with engineered wood floors, two Velux windows and a fitted kitchen running neatly along one wall, offering ample storage and workspace. Eaves storage is tucked away for practicality, and to the front, a recessed alcove creates an appealing feature that could serve as a study nook or additional storage area.

An ideal choice for first-time buyers or buy-to-let investors, the property combines charm, practicality and a well-connected location in Brixton Hill.

Herne Hill

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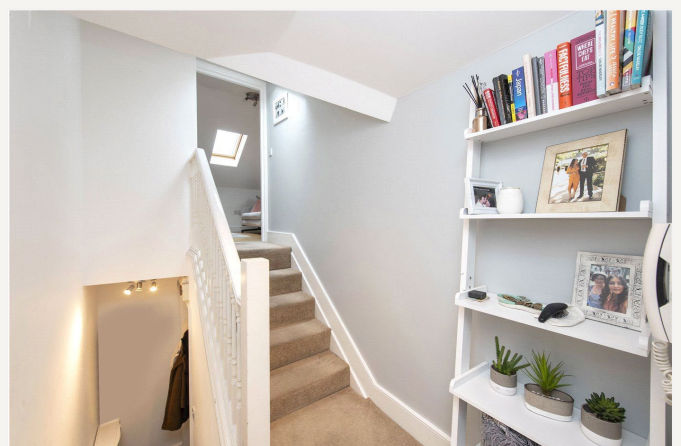
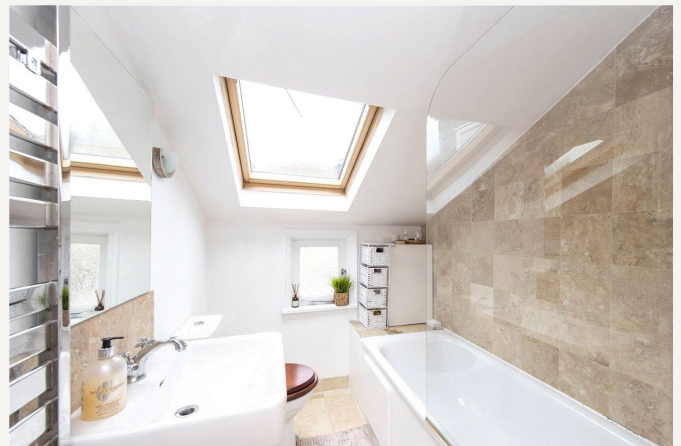
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## Wimbart Road, SW2

Approximate Gross Internal Area (Including Reduced Head Room)

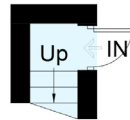
60.5 sq m / 651 sq ft

Approximate Gross Internal Area (Excluding Reduced Head Room)

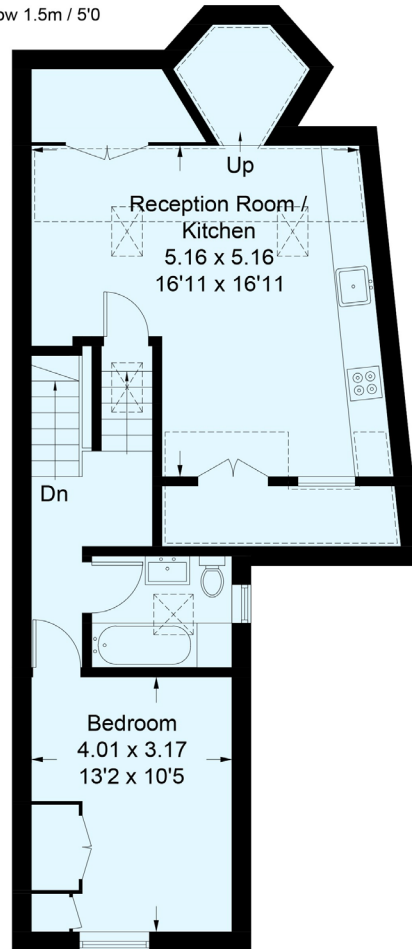
45.9 sq m / 494 sq ft



= Reduced headroom below 1.5m / 5'0



**First Floor**  
1.1 sq m / 12 sq ft



**Second Floor**  
59.4 sq m / 639 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID559094)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

### MATERIAL INFO

**Tenure:** Leasehold

**Term:** 106 years and 4 months

**Service Charge:** £500 per annum

**Ground Rent:** £250 Annually (subject to increase)

**Council Tax Band:** C

**EPC rating:** D

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