



## Elm Park, SW2

Guide Price: £450,000 - £475,000 *Leasehold*

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### KEY FEATURES

- Newly refurbished upper flat
- Bright reception with feature mural
- Two bedrooms
- Modern fitted kitchen
- Contemporary bathroom
- Characterful period conversion
- Sought-after Elm Park location
- Close to Brixton, Clapham & Streatham

This newly refurbished upper flat is set within a handsome Victorian conversion on the sought-after Elm Park. Blending period character with fresh interiors, the home offers bright and versatile spaces ideal for modern living.

The standout reception room is filled with natural light and features a striking hand-painted tree mural, giving the space a unique charm and individuality. A modern fitted kitchen, two well-proportioned bedrooms, and a smart bathroom complete the accommodation, making the property ready to move straight into.

Elm Park is a tree-lined residential street admired for its characterful architecture and sense of community. It sits within easy reach of Brixton, Clapham, and Streatham, all offering excellent transport links, a vibrant mix of shops, cafés, and restaurants, as well as access to green open spaces such as Brockwell Park and Clapham Common.

### Herne Hill

020 7501 8950 | [hernehill@winkworth.co.uk](mailto:hernehill@winkworth.co.uk)

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**TOTAL: 846 sq. ft, 78.6 m<sup>2</sup>**

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown on standard sizes and do not include any voids or any other representation by this seller. Data supplied by Winkworth. Any intending purchaser should satisfy himself by inspection or otherwise as to the correctness of this information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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

## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 103 year and 1 months

**Ground Rent:** £150 Annually (subject to increase)

**Council Tax Band:** C

**EPC rating:** C

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