



CHARLES HALLER STREET, SW2  
**£475,000 SHARE OF FREEHOLD**

## BRIGHT TWO-BEDROOM FLAT WITH PARK-SIDE OUTLOOK, JULIET BALCONY, AND PEACEFUL SETTING NEAR BRIXTON AND HERNE HILL

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## DESCRIPTION:

This beautifully located two-bedroom flat is found within the quiet, private enclave of Charles Haller Street, sitting directly beside the open greenery of Brockwell Park. Positioned on the first floor of Onslow Lodge, the home benefits from a peaceful, leafy outlook with French doors opening to a charming Juliet balcony overlooking the treetops.

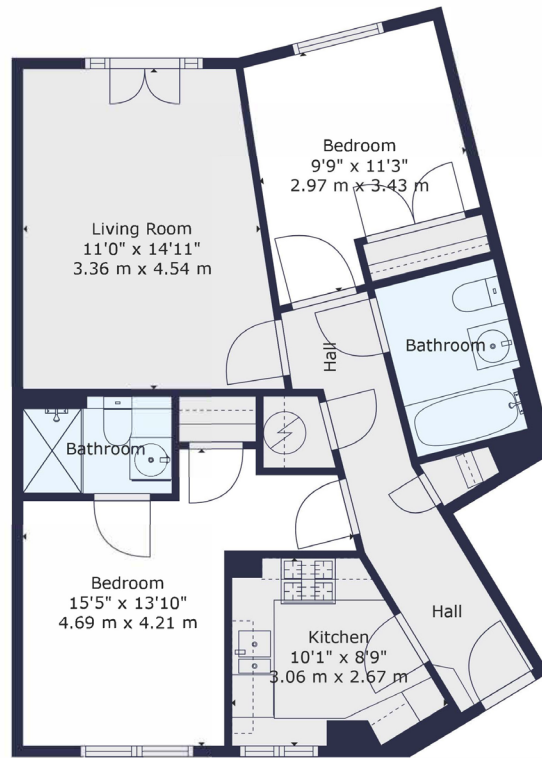
Inside, the apartment enjoys great proportions, with a bright and spacious living room finished in soft white tones and limestone-tiled flooring underfoot. All windows and doors are dressed with plantation shutters, adding a clean and timeless character to each space. The kitchen is well laid out with integrated appliances and a generous amount of cupboard space, while the two double bedrooms sit to the rear, offering a restful atmosphere and views onto the quiet internal street.

The property forms part of a well-maintained development with beautifully landscaped communal grounds, a secure entry system, and dedicated residents' parking. One of the most appealing aspects of this location is the direct gate access into Brockwell Park—perfect for dog walks, jogs, or spontaneous picnics. You're also within walking distance to Brixton Underground and Herne Hill Station, not to mention the thriving mix of independent shops, cafes, and restaurants both areas offer.









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**TOTAL: 693 sq. ft, 64 m<sup>2</sup>**  
**FIRST FLOOR: 693 sq. ft, 64 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.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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

**Tenure:** Share of Freehold

**Service Charge:** £2661.3 per annum

**Ground Rent:** £265 Annually (subject to increase)

**Council Tax Band:** D

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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