



Ballater Road, SW2

Offers IEO: £675,000 *Leasehold*



KEY FEATURES

- Three double bedrooms
- Split-level period conversion
- Bright and spacious throughout
- Large bay window reception
- Separate contemporary kitchen
- Modern bathroom with skylight
- Close to Brixton Village
- Excellent transport and green spaces

Ballater Road is a prime residential address moments from Brixton's vibrant centre, with its wealth of independent shops, restaurants, live music venues, and the buzzing Brixton Village. This beautifully presented three-bedroom split-level flat is exceptionally bright throughout and thoughtfully arranged to maximise space and natural light.

The generous reception room with its large bay window is perfect for relaxing or entertaining, while the stylish separate kitchen offers a contemporary feel with modern fittings and a clean, timeless design. Each bedroom is spacious and versatile, with options for work-from-home setups or guest accommodation. The elegant bathroom

benefits from a skylight, creating a soothing, airy atmosphere. Set within a handsome period building, this flat combines characterful Victorian features with modern updates. The location offers excellent transport links, with Brixton tube station (Victoria Line) and National Rail within easy reach, as well as regular bus routes. The open green spaces of Brockwell Park and Clapham Common are nearby, along with excellent local schools and amenities.

Herne Hill

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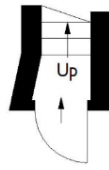
for every step...



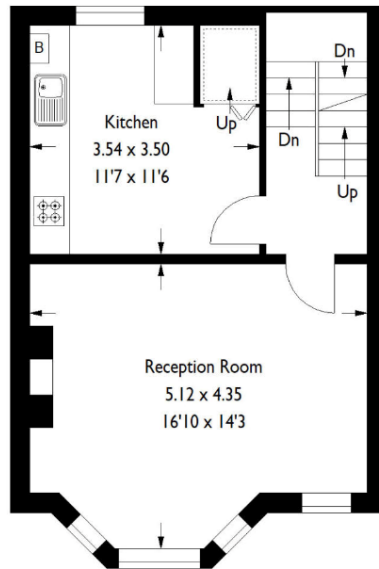


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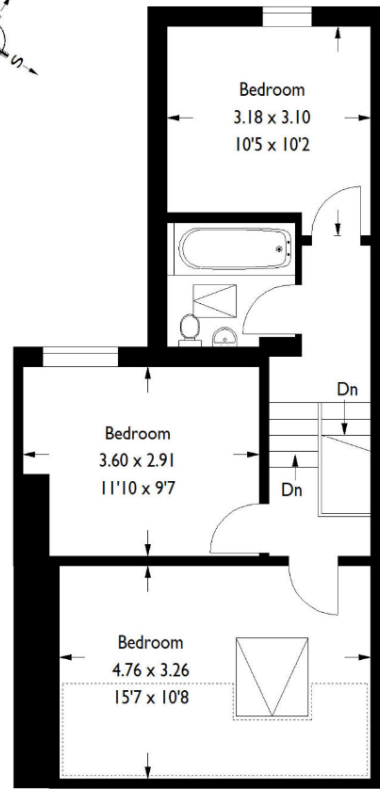
Approx Gross Internal Area
87.7 sq m / 944 sq ft



Ground Floor



First Floor



Second Floor

□ = Reduced headroom
below 1.5 m / 5'0

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	74 C
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 103 year and 5 months

Service Charge: £495 per annum

Ground Rent: £250 Annually (subject to increase)

Council Tax Band: D

EPC rating: D

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