



BRIXTON WATER LANE, SW2
£595,000 LEASEHOLD

**SPLIT-LEVEL FLAT WITH LOTS OF OUTDOOR
SPACE OPTIONS, NEXT TO BROCKWELL PARK**

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DESCRIPTION:

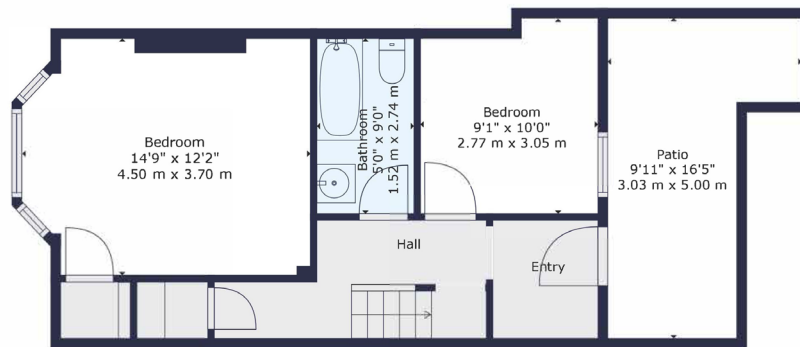
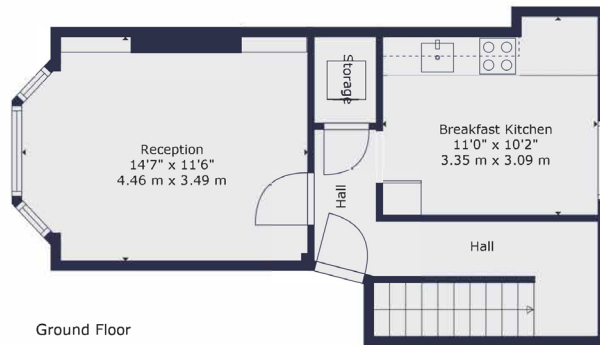
Tucked between the vibrant heartbeats of Brixton and Herne Hill, this charming two-bedroom split-level home offers a unique opportunity to reimagine a period conversion in one of South London's most sought-after locations.

Arranged over the lower and raised ground floors, the property comprises two well-proportioned bedrooms on the lower level, alongside a bathroom and storage. Upstairs, the bright reception room offers leafy street views, while the kitchen provides plenty of scope for updating. A small patio at the rear offers a peaceful spot for a morning coffee or light planting, and a front patio delivers additional outdoor space. Just a few doors down from the gates of Brockwell Park and backing directly onto its leafy expanse, the home enjoys an enviable position for lovers of green space. The iconic lido, weekend markets, and scenic walking trails are practically on the doorstep.

Perfectly placed between Brixton and Herne Hill, residents benefit from an abundance of cafés, restaurants, independent shops and vibrant community life all within easy walking distance. Several reputable nurseries and primary schools are also nearby, making this an ideal purchase for both professionals and young families alike. Herne Hill and Brixton stations offer excellent transport links into the City and West End, with numerous bus routes available just outside the property.







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TOTAL: 809 sq. ft, 75 m²
 LOWER GROUND FLOOR: 442 sq. ft, 41 m², GROUND FLOOR: 367 sq. ft, 34 m²
 EXCLUDED AREAS: PATIO: 123 sq. ft, 11 m², STORAGE: 14 sq. ft, 1 m²

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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
73	80
England, Scotland & Wales	
EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 103 year and 8 months

Service Charge: £1,438 per annum

Ground Rent: £10 Annually

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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