



GLANVILLE ROAD, SW2  
OFFERS IN EXCESS OF £500,000 LEASEHOLD

## GENEROUS THREE-BEDROOM GARDEN FLAT WITH VERSATILE LAYOUT AND CHAIN-FREE SALE IN QUIET BRIXTON HILL ENCLAVE

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## DESCRIPTION:

A spacious and well-laid-out three-bedroom flat with a private garden, tucked away in a peaceful residential pocket of Brixton Hill.

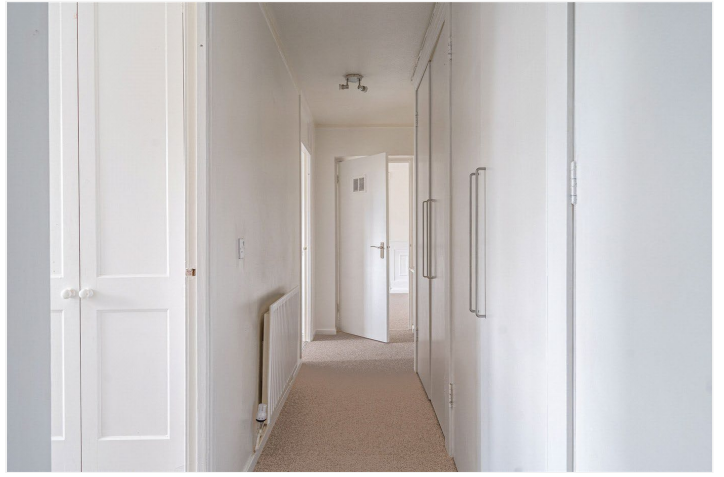
Occupying the ground floor of a purpose-built development, this bright and well-proportioned home spans over 1100 sq ft, offering versatile living across a single level. A large reception room sits at the rear, flooded with natural light through French doors that open directly onto a private south-facing patio garden — perfect for summer gatherings or low-maintenance outdoor space.

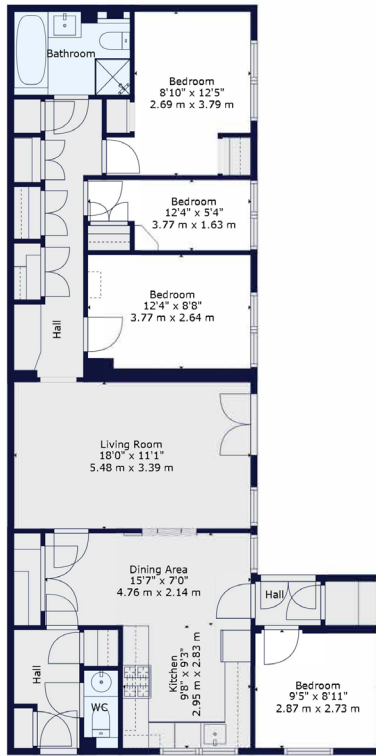
The separate kitchen has been recently updated with classic shaker-style cabinetry, wooden worktops and a tiled floor, and connects with a dedicated dining area — ideal for everyday meals or casual entertaining. Three well-sized bedrooms offer flexibility for families, sharers, or working from home, and are served by a generous modern bathroom with both bath and separate shower. In addition, the flat includes an internal room currently arranged as a fourth bedroom. This area, formerly part of the garage, is not officially designated as a bedroom but provides a highly practical bonus space that could be used as a home office, studio or snug.

The property is set within a well-regarded community-focused estate, which features a shared allotment area and borders the edge of Windmill Gardens — home to London's only working windmill. The park also offers a charming community café and a well-loved children's play area, all just moments from your doorstep. Families will appreciate the wide choice of good primary and secondary schools within easy walking distance.

Glanville Road is a quiet cul-de-sac just off Brixton Hill, ideally placed for quick access to Brixton (Victoria Line), Clapham, and central London via a network of frequent bus routes. Clapham Common and Brockwell Park are both nearby, providing plenty of green space to explore and enjoy, alongside local supermarkets, independent cafes, and gyms.







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**TOTAL: 1123 sq. ft, 104 m<sup>2</sup>**  
**GROUND FLOOR: 1123 sq. ft, 104 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	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 103 year and 8 months

**Council Tax Band:** B

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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