



## Arlingford Road, SW2

Guide Price £500,000 - £550,000 *Share of Freehold*



### KEY FEATURES

- Victorian conversion
- Ground floor
- One double bedroom
- Reception
- Kitchen breakfast room
- Private garden

This charming one bedroom ground floor Victorian conversion offers bright and well-proportioned accommodation, a private rear garden, and an enviable position moments from the entrance of Brockwell Park. The property opens into a generous front reception room, offering excellent space for both relaxing and entertaining. To the rear, there is a spacious double bedroom overlooking the garden, providing a peaceful outlook and plenty of natural light. There is a separate kitchen/breakfast room fitted with the usual appliances and with space to dine, while the bathroom features a shower over the bath, wash hand basin and WC. Externally, the property benefits from a good-sized private garden to the rear, ideal for summer dining, gardening, or simply enjoying a quiet outdoor retreat.

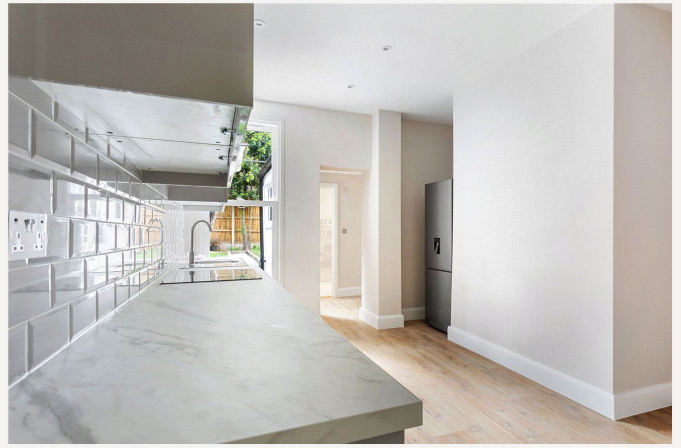
Arlingford Road is a popular residential street ideally placed for the amenities of Herne Hill and Brixton. Brockwell Park is close by, along with its iconic Lido and weekend Farmers' Market, while Brixton Village and the surrounding independent shops, cafés and restaurants are within easy reach. Excellent transport links include Herne Hill Station (Thameslink) and Brixton Underground (Victoria Line), providing swift access into the City and West End.

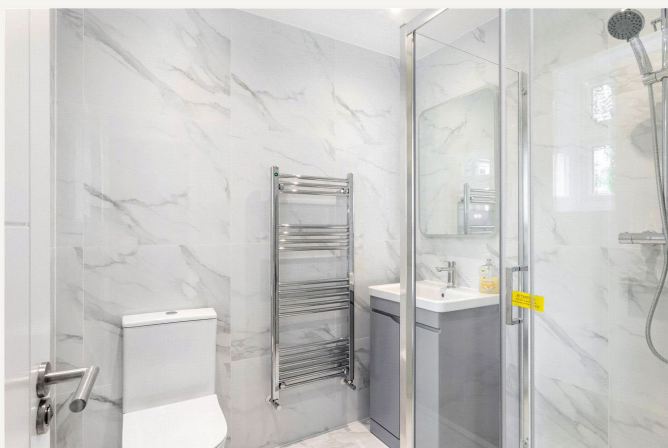
### Herne Hill

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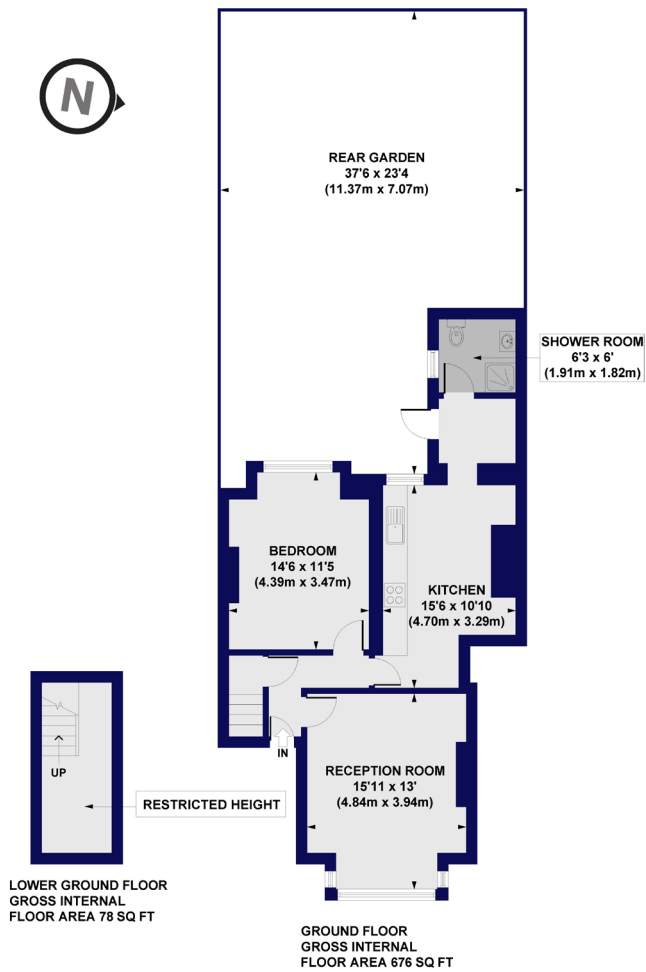
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Arlingford Road, Road, SW2  
Approx. Gross Internal Floor Area 754 sq. ft / 70.09 sq. m (Including Restricted Height)



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 CP Creative. 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## MATERIAL INFO

Tenure: Share of Freehold  
Council Tax Band: C  
EPC rating: D

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