



Merredene Street, SW2

£585,000 *Freehold*

3  2  1 

KEY FEATURES

- Three-bedroom Victorian terrace
- Bay-fronted double reception with period features
- Kitchen/breakfast room opening to the garden
- Family bathroom plus separate guest WC
- Top-floor bedroom with extensive eaves storage
- Private walled rear garden
- Between Brixton (Victoria Line) and Herne Hill (National Rail), near Brockwell Park
- For Sale by Modern Auction – T & C's apply

A charming bay-fronted Victorian terrace arranged over three light-filled floors, blending period character with practical family space. A welcoming hallway leads to a generous through-reception with high ceilings, ornate cornicing and a feature fireplace—ideal for distinct living and dining zones. To the rear, a wide kitchen/breakfast room looks out to a walled garden, perfectly placed for alfresco suppers and weekend pottering. The first floor provides two comfortable double bedrooms, a bright family bathroom, a handy separate WC and a dedicated laundry area. Up on the top floor, a third bedroom enjoys rooftop views and extensive eaves storage - great as a peaceful principal bedroom, guest room or home studio. Throughout, classic sash windows and timber floors underline the home's period charm. Merredene Street sits between Brixton and Herne Hill, giving you the best of both: Brixton's vibrant food scene, markets and the Victoria Line for swift Zone 1 commutes, and Herne Hill's village vibe with speedy rail links and the beloved Sunday market. Brockwell Park and Lido are close by for morning runs, picnics and swims, while excellent local schools and everyday amenities are within easy reach.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). For more details speak to Agent.

Herne Hill

020 7501 8950 | hernehill@winkworth.co.uk

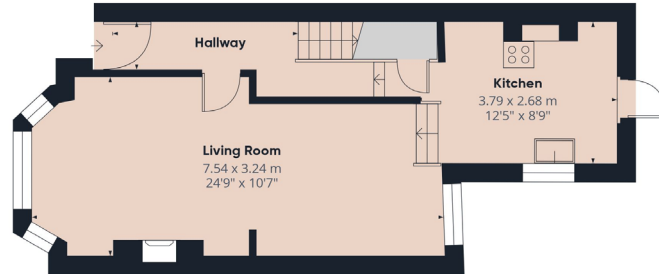
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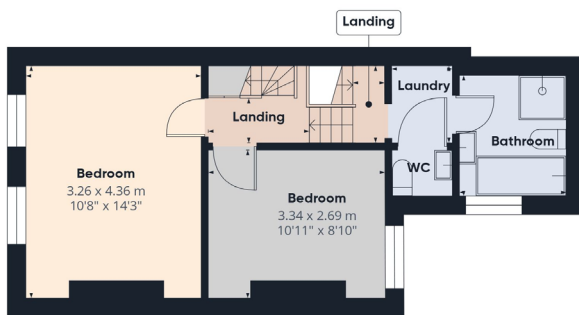




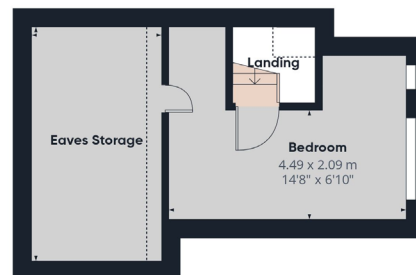
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Ground Floor



First Floor



Second Floor

Approximate total area[®]
97.2 m²
1046 ft²

Reduced headroom
9.4 m²
101 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Freehold
Council Tax Band: D
EPC rating: E

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