



MERREDENE STREET, SW2
£795,000 FREEHOLD

A CHARMING AND SPACIOUS TWO DOUBLE
BEDROOM VICTORIAN HOUSE SET ON A QUIET
RESIDENTIAL STREET IN BRIXTON

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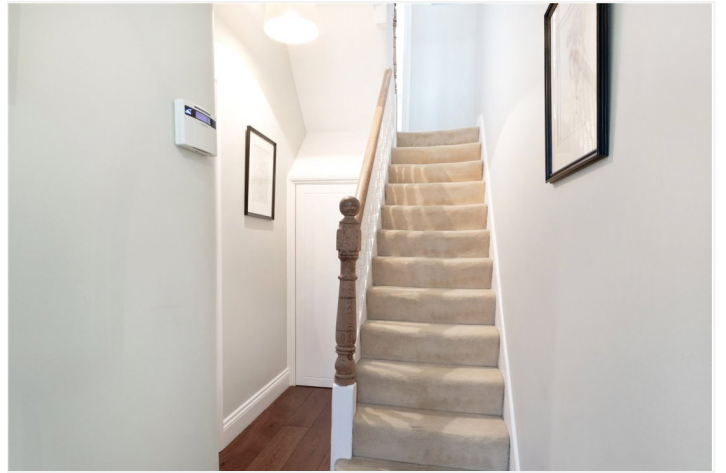
DESCRIPTION

The property is set on a quiet residential street off Brixton Hill and within walking distance to Brixton Underground Tube and just a fifteen-minute walk to Herne Hill and the lovely Brockwell Park.

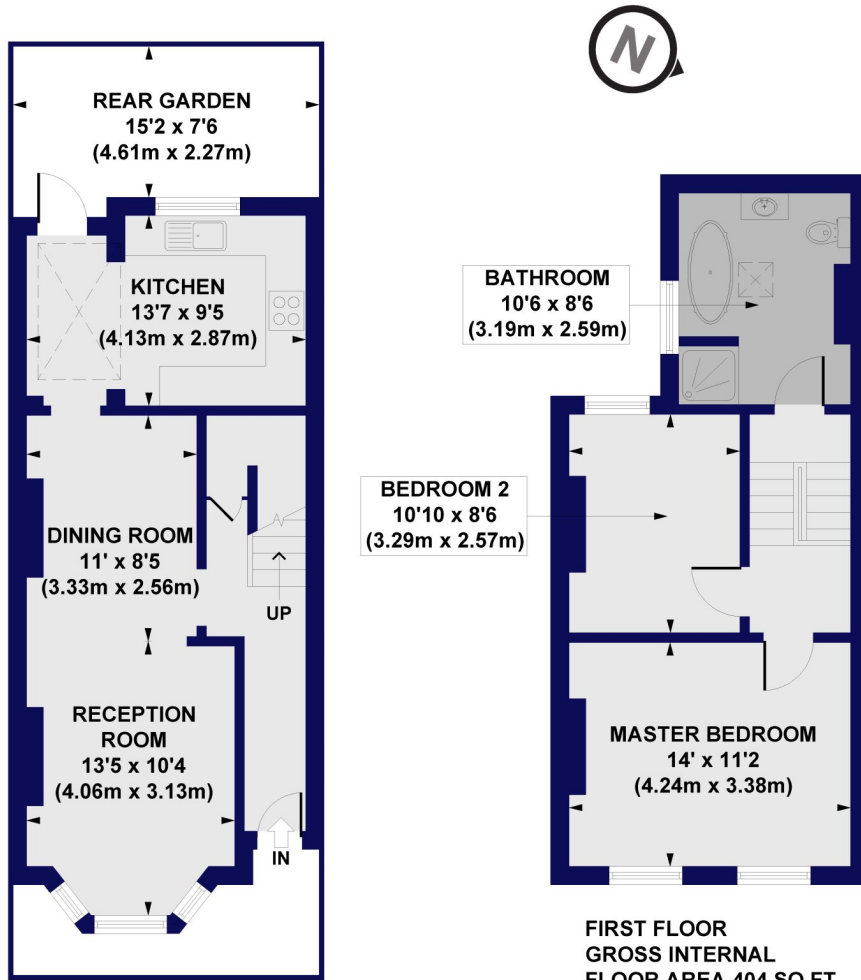
Available exclusively through Winkworth, we are delighted to present this charming two double bedroom Victorian terrace house with a front and rear garden. The accommodation comprises a front reception room and rear dining room, a contemporary eat-in kitchen equipped with standard appliances, abundant wall and base units, and a skylight that bathes the space in natural light. Additionally, the property includes a family bathroom with a freestanding bathtub, a wash hand basin with a built-in vanity cupboard, and a WC. An added advantage is the south-west facing patio garden, ideal for al fresco gatherings, weather permitting!

The residence exudes a spacious ambiance and preserves an abundance of period charm, boasting distinctive fireplaces, sash windows, and wooden flooring.

Merredene Street enjoys proximity to Brixton Tube (Victoria) station, offering convenient commuter links to the City and West End. Nearby, a selection of superb local pubs, bars, and restaurants awaits, along with various supermarkets, a Post Office, and other practical shops. The verdant expanses of Brockwell Park, featuring its iconic Lido, lie in close proximity, attracting dog walkers, runners, and hosting numerous engaging public events throughout the year.



Merredene Street, SW2
Approx. Gross Internal Floor Area 851 sq. ft / 79.10 sq. m



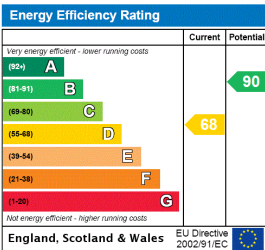
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 447 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 404 SQ FT

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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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.



Tenure: Freehold
Term: Expires -
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
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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