



Sidmouth Lodge, Herbert Mews, SW2

Offers IEO: £450,000 *Leasehold*



KEY FEATURES

- Top floor with views
- Two double bedrooms
- Generous living space
- Modern fitted kitchen
- Large bath and shower
- Hardwood flooring throughout
- Near Brixton Underground
- Close to Herne Hill

A bright and well-proportioned top-floor apartment set within the sought-after, gated Brockwell Gate development. Sitting above the treetops with far-reaching views, the home opens to a generous living/dining space with hardwood flooring and excellent natural light. The adjacent contemporary kitchen is smartly finished with plentiful storage and worktop space. Two comfortable double bedrooms are quietly positioned away from the living area, while the roomy bathroom includes both a bath and separate shower. Residents benefit from landscaped communal grounds and an allocated private parking space, making this an easy, ready-to-move-into home.

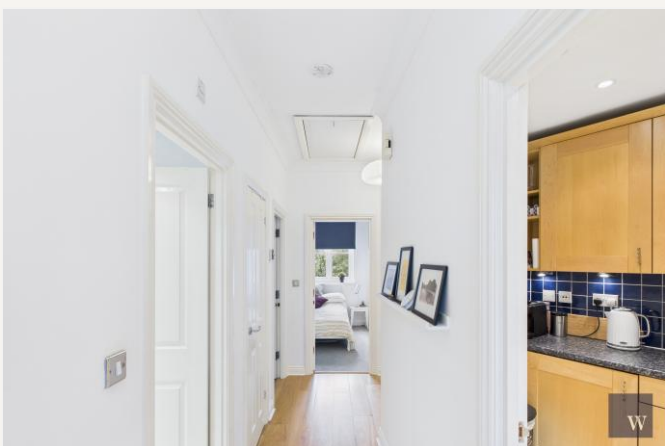
Moments from Brockwell Park and its much-loved Lido café, Sidmouth Lodge sits between Herne Hill and Brixton. Herne Hill station offers quick rail services into the City and beyond, while Brixton Underground (Victoria Line) provides rapid access across Central London. The neighbourhood is packed with independent cafés, pubs and restaurants, weekend markets, and everyday amenities, all within easy walking distance.

Herne Hill

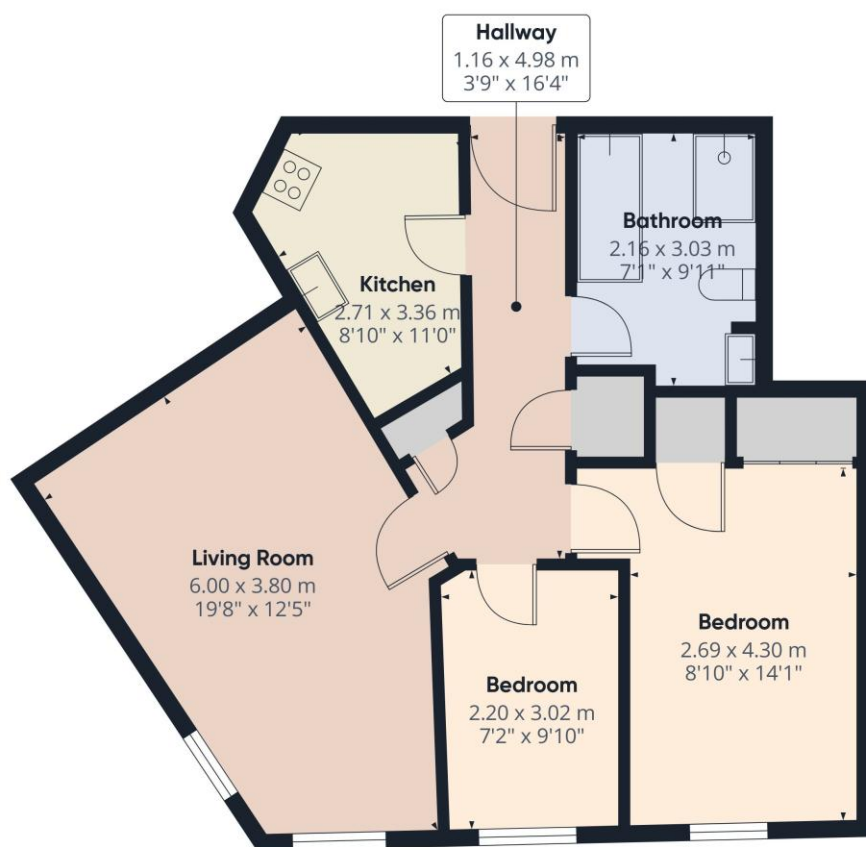
020 7501 8950 | hernehill@winkworth.co.uk

Winkworth

for every step...







Approximate total area[®]
60 m²
646 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

MATERIAL INFO

Tenure: Leasehold

Term: 99 year and 3 months

Service Charge: £2561.24 per annum

Ground Rent: £239.57 Annually (subject to increase)

Council Tax Band: D

EPC rating: To be confirmed

Herne Hill

020 7501 8950 | hernehill@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.