

ELM PARK, SW2

**OFFERS IN EXCESS OF £600,000 SHARE OF FREEHOLD**

**A LIGHT-FILLED THREE-BEDROOM HOME ACROSS  
THE UPPER FLOORS OF A PERIOD PROPERTY, SET  
BETWEEN BRIXTON AND HERNE HILL WITH  
BROCKWELL PARK NEARBY**

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#### DESCRIPTION:

Set across the top three floors of a handsome Victorian townhouse, this bright and expansive three-bedroom home blends thoughtful design with characterful touches throughout.

The main reception space is a wonderful open-plan room that wraps around the front of the building, anchored by a navy shaker kitchen and breakfast bar. Bathed in light from dual-aspect windows and framed by full-height shutters, it comfortably hosts a large dining area and living zone, making it perfect for entertaining or quiet evenings in. Upstairs, the principal bedroom sits peacefully beneath the eaves, offering leafy rooftop views through twin skylights. The second bedroom, a generous double, enjoys views over neighbouring gardens, while the third room makes for an ideal home office or guest space. The family bathroom is crisp and bright, featuring white metro tiles, a rainfall shower, and contemporary fittings. Throughout the property, design details such as wood flooring, open shelving, and exposed joinery give the home an effortlessly lived-in feel that blends style with warmth.

Situated on a tree-lined street between Brixton and Herne Hill, this home is ideally located for the best of both neighbourhoods. Brockwell Park is just moments away, while transport links from Brixton tube and Herne Hill station











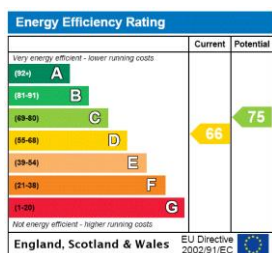
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**TOTAL: 908 sq. ft, 84.4 m<sup>2</sup>**

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.



**Tenure:** Leasehold

**Term:** 107 year and 10 months

**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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