



BEECHDALE ROAD, SW2

£4,800 PER MONTH FURNISHED, PART FURNISHED, UNFURNISHED

## ELEGANT VICTORIAN FAMILY HOME WITH SPACIOUS GARDEN AND FLEXIBLE FURNISHING

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Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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## DESCRIPTION:

This beautifully presented four-bedroom terraced house seamlessly blends contemporary style with Victorian charm, making it an ideal home for families or professionals alike. Located on the sought-after Beechdale Road, this property is just moments from the bustling amenities of Brixton, yet retains a peaceful, residential feel with the added bonus of being within walking distance to the green expanses of Brockwell Park via quiet backstreets.

Upon entering, you are greeted by a bright and welcoming hallway that leads into two generously proportioned reception rooms, perfect for both relaxing and entertaining. High ceilings and period features, such as decorative cornices and fireplaces, add a sense of grandeur, while modern upgrades, including a Nest heating system and a Ring doorbell, ensure comfort and convenience. The stylish, modern kitchen is equipped with high-quality appliances, including a range cooker, instant boiling water tap, and underfloor heating for added comfort. The kitchen provides direct access to a well-maintained private garden, a lovely space for al fresco dining or unwinding in the outdoors. On the first floor, there are three spacious and bright bedrooms. The master bedroom, with its large bay windows, enjoys plenty of natural light and comes with ample built-in storage. Two additional bedrooms offer flexibility for use as guest rooms, home offices, or children's rooms. The contemporary family bathroom on this floor features a luxurious free-standing bathtub, separate walk-in shower, and underfloor heating. The fourth bedroom is located on the top floor, benefitting from excellent natural light, built-in storage, and privacy, making it a perfect retreat. Additionally, this floor features another bathroom with a bathtub and separate shower, offering convenience for a growing family or visiting guests. The private rear garden, with its patio area and lush lawn, is ideal for outdoor entertaining or relaxing. Beechdale Road is perfectly positioned for easy access to the vibrant heart of Brixton, known for its eclectic mix of independent shops, restaurants, and markets. Brixton tube station (Victoria line) provides fast links to central London, while numerous bus routes make local travel a breeze. For those who enjoy outdoor activities, Brockwell Park is just a short walk away and offers tennis courts, a café, and the iconic Brockwell Lido.

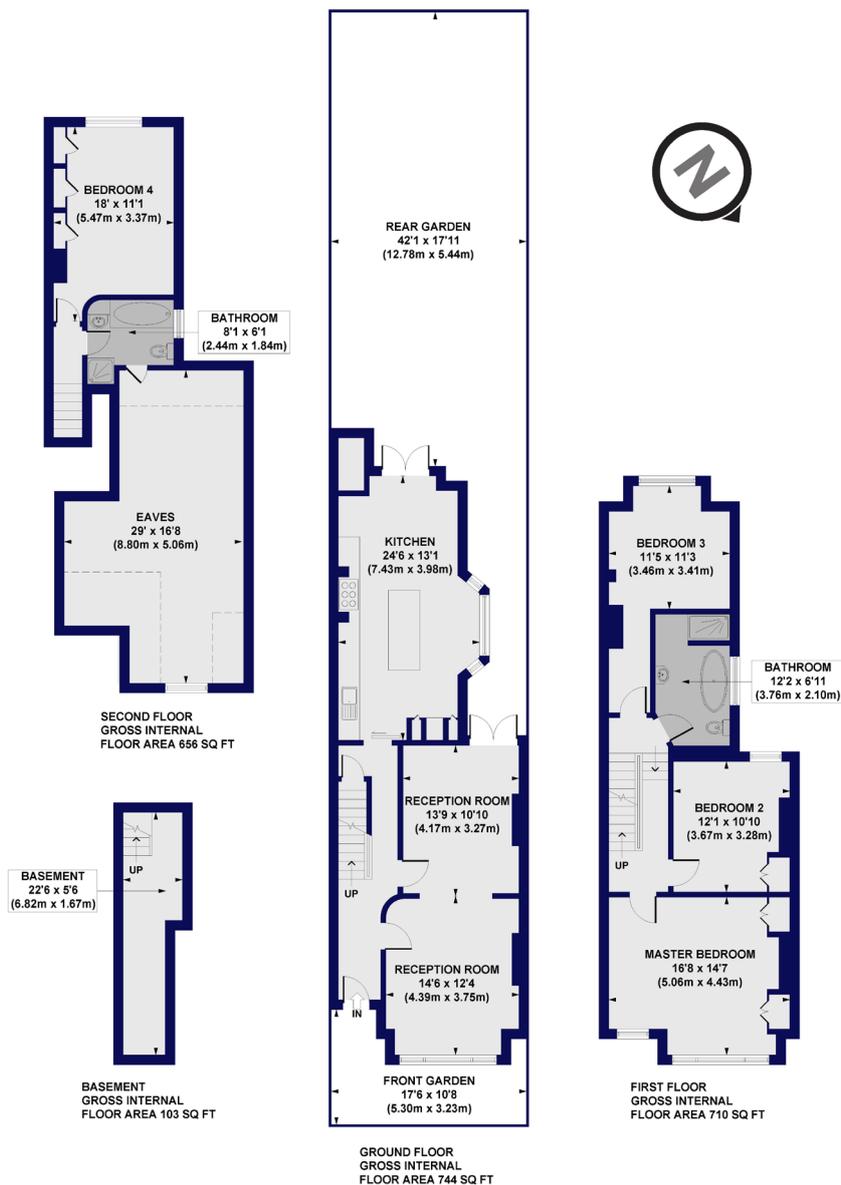




# Beechdale Road, SW2

Approx. Gross Internal Floor Area 2213 sq. ft / 205.66 sq. m (Including Eaves)

Approx. Gross Internal Floor Area 1824 sq. ft / 169.52 sq. m (Excluding Eaves)



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.



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.

**Deposit:** 6 weeks rent

**Holding Deposit:** 1 weeks rent

**Council Tax Band:** F

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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