



Brixton Water Lane, SW2

Offers IEO: £650,000 *Share of Freehold*

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KEY FEATURES

- Two double bedrooms
- Two modern bathrooms
- Large bay front reception
- Fitted kitchen with appliances
- Private paved rear garden
- Principal bedroom en suite
- Extensive built in storage
- Communal bicycle storage

Set within an end-of-terrace period building on ever-popular Brixton Water Lane, this generous two-bedroom, two-bathroom maisonette combines scale, storage and a private garden. A wide reception room spans the front with twin windows, decorative coving and bespoke shelving and cupboards to the alcoves; there's ample space for a large dining table. The adjoining kitchen is neatly planned with modern cabinetry and integrated appliances (oven, hob, fridge-freezer and dishwasher), plus space for a washing machine. A useful store room off the reception houses the boiler with space for a tumble dryer. Sleeping quarters are well arranged: the principal double bedroom sits to the front with extensive four-door wardrobes and an en-suite shower room. The second double bedroom opens through glazed double doors to the private paved garden—perfect for alfresco suppers and relaxed weekend gatherings. A family bathroom serves this level, and the home also enjoys its own front garden and access to a communal bicycle room for residents.

Brixton Water Lane places you moments from central Brixton for the Victoria line, national rail, the Ritzy Cinema and Brixton Village's celebrated food scene. Herne Hill is also close by for Thameslink and Victoria services, independent cafés and access to Brockwell Park with its lido, walled garden and café. Excellent bus links run along Effra Road and Brixton Hill, putting the West End and City within easy reach.

Herne Hill

020 7501 8950 | hernehill@winkworth.co.uk

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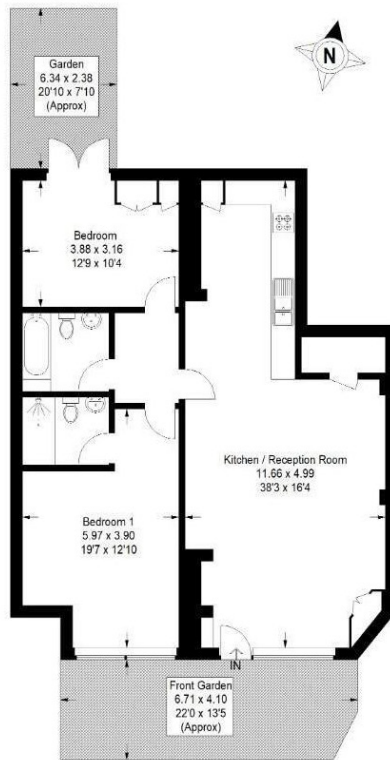




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Approximate Gross Internal Area

95.4 sq m / 1027 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 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Share of Freehold

Service Charge: £1010 per annum

Council Tax Band: D

EPC rating: C

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