

LYHAM ROAD, SW2
£475,000 LEASEHOLD

BEAUTIFULLY PRESENTED TWO-BEDROOM FLAT IN A PRIME LOCATION BETWEEN BRIXTON & CLAPHAM

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DESCRIPTION:

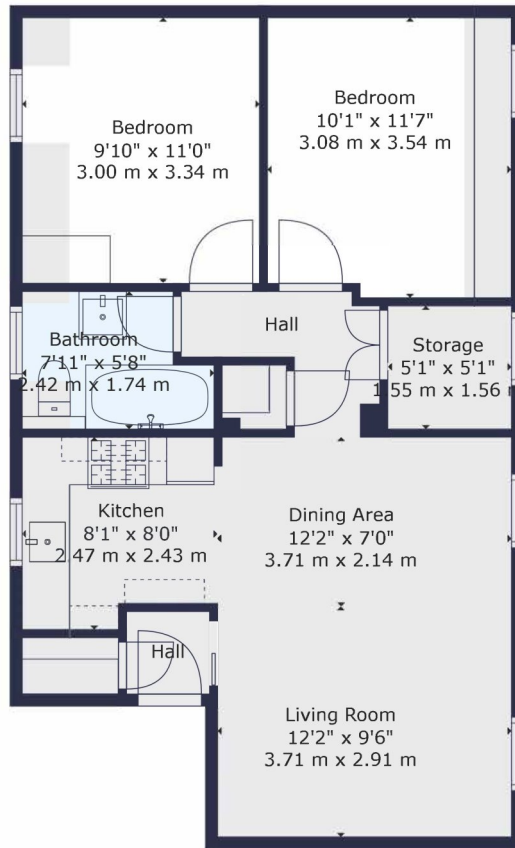
Situated on the top floor of a charming period conversion, this beautifully designed two-bedroom flat offers a peaceful retreat in a prime London location. Thoughtfully arranged with contemporary interiors, the property benefits from an abundance of natural light thanks to the large Velux windows.

The open plan living and dining area provides a welcoming space for relaxation and entertaining, featuring sloped ceilings that enhance its character. A modern, well-equipped kitchen enjoys sleek cabinetry and integrated appliances, maximising functionality while maintaining a minimalist aesthetic. Both bedrooms are generously sized, offering comfortable living with built-in storage (in one of the bedrooms) and a tranquil atmosphere. The property is completed by a stylish bathroom, fitted with modern tiling and premium fixtures.

Conveniently positioned between Brixton and Clapham, the flat enjoys the best of both worlds—whether it’s the cultural vibrancy of Brixton Village, POP Brixton, and the Brixton Academy or the bustling bars, cafés, and restaurants of Clapham High Street and Abbeville Village. Transport connections are excellent, with Clapham North (Northern Line), Clapham Common (Northern Line), Brixton (Victoria Line), and frequent bus routes ensuring swift access across the city.







TOTAL: 520 sq. ft, 48 m²

FLOOR 1: 520 sq. ft, 48 m²

EXCLUDED AREAS: LOW CEILING: 104 sq. ft, 9 m², STORAGE: 17 sq. ft, 2 m²

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.



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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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 121 years and 8 months

Service Charge: £1486 per annum

Ground Rent: £250 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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