



BRAILSFORD ROAD, SW2
£1,250,000 FREEHOLD

Winkworth



BRAILSFORD ROAD, SW2

A unique 4-bedroom property, architecturally designed in the desirable lifestyle location of Brockwell park. Available exclusively through Winkworth.

This attractive extended period home is ideally situated equidistant between Brixton and Herne Hill with direct access to Brockwell park at the end of the road.

Ideal for those seeking comfort, space, peace and quiet. Winkworth are delighted to present this beautifully co-ordinated interior designed living space which is arranged over three floors. The open plan ground floor has a spacious feel with high ceilings, reclaimed timber floor throughout and bespoke Crittall windows opening to the rear courtyard give the property a warehouse feel that is hard to find in similar Victorian properties.

There is bespoke joinery and cabinetry throughout from the individually designed kitchen island on the ground floor to fitted wardrobes in the bedrooms and wall mounted shelves all designed to fit.

The extension to the rear with its steel-framed windows and larger than average skylight pulls in natural light and frames the view out to the courtyard garden, itself a great space for outdoor dining.

Upstairs on the first floor there are two double bedrooms and a generous 4-piece family bathroom with authentic Moroccan tiles and deep blue painted walls. On the top floor there is a purpose-built study area built into the landing the leads you to a spacious triple aspect double bedroom with ensuite WC, fitted wardrobes and freestanding bath.

The house has been put together with a lot of thought to create a home that is as practical as it is appealing to a modern, airy, uncluttered aesthetic. The south-west facing garden is perfect for the afternoon / evening sunshine, with a shed and handy side access gate. There is plenty of storage throughout the property including a loft hatch which can be accessed from the bathroom.

Brixton Tube (Victoria line) is 5 minutes by bus, 10 mins on foot and Herne Hill mainline train station (Thameslink) is a 5 mins by bus and less than 15 mins walk.

The location is very well connected for easy commuting to the City and the West End and close to several local schools: St Judes, Corpus Christi, Judith Kerr Primary Schools and excellent nurseries.



LOCATION

Herne Hill/Brixton

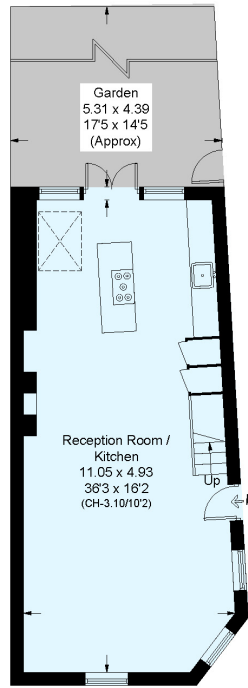


Brailsford Road, SW2

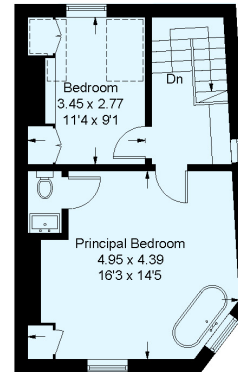
Approximate Floor Area = 134.9 sq m / 1452 sq ft
Including Limited Use Area (3.1 sq m / 33 sq ft)



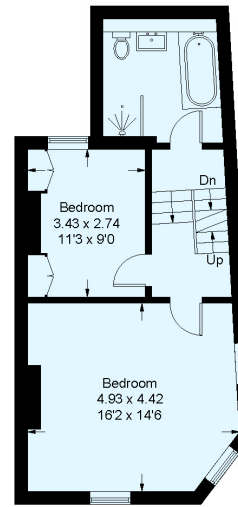
[---] = Reduced head height below 1.5m



Ground Floor
50.8 sq m / 547 sq ft



Second Floor
37.7 sq m / 406 sq ft



First Floor
46.1 sq m / 496 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID862104)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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