



Brailsford Road, SW2

Offers IEO: £650,000 *Leasehold*



KEY FEATURES

- Private front entrance
- Two double bedrooms
- Split-level Victorian flat
- Spacious reception room
- Separate kitchen and bathroom
- Built-in wardrobes & loft storage
- Short walk to Brockwell Park
- Excellent transport & local schools

Set moments from Brockwell Park, this charming split-level Victorian flat offers excellent proportions, character features and a prime location on a quiet, tree-lined street between Brixton and Herne Hill. Arranged over the upper floors of a handsome Victorian terrace, this bright and well-balanced two-bedroom flat benefits from its own private entrance and a generous internal footprint. The home opens onto a wide first-floor landing, leading to a spacious reception room at the front, bathed in natural light through twin sash windows. Period features are retained here, including decorative corning and a feature fireplace, while high ceilings further enhance the sense of space. To the rear, the modern kitchen has been thoughtfully designed with plenty of cabinetry, shelving, and a dining area, while the bathroom sits just beyond — fitted with a full-sized bath and shower overhead. Upstairs, the top floor houses two peaceful bedrooms. The principal room spans the full width of the house and includes built-in wardrobes and loft access for excellent storage, while the second bedroom overlooks neighbouring gardens.

Brailsford Road is a wide and peaceful residential street, ideally located for access to the green open spaces of Brockwell Park, which is just a short walk away. Residents enjoy close proximity to both Brixton and Herne Hill, with the Victoria Line, Thameslink and Southeastern services all within easy reach. There is an excellent range of nurseries and Ofsted-rated outstanding schools nearby, including Corpus Christi, Jessop and Rosendale, while local amenities include a large Sainsbury's, artisan bakeries, popular pubs, restaurants, and the much-loved Brockwell Lido.

Herne Hill

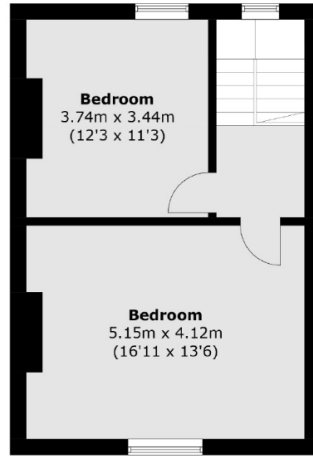
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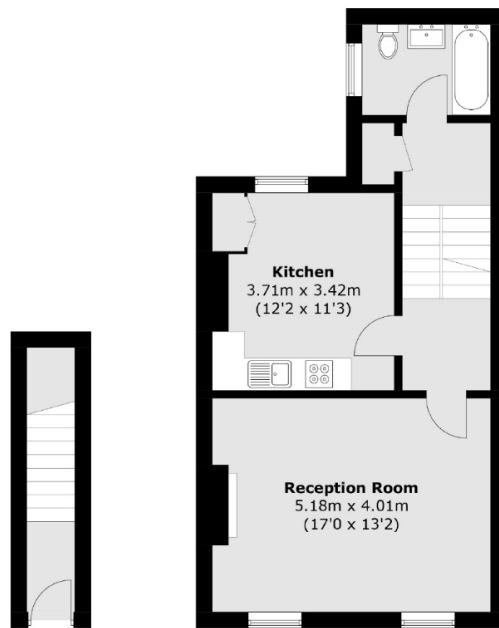
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Second Floor



Ground Floor

First Floor

Total area (approx.): 99.1 sq. m (1067 sq. ft)

MATERIAL INFO

Tenure: Leasehold

Term: 93 year and 10 months

Service Charge: £1040.21 per annum

Ground Rent: £10 Annually (subject to increase)

Council Tax Band: D

EPC rating: To be confirmed

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