



Athlone Road, SW2

Guide Price £700,000 - £750,000 *Freehold*

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### KEY FEATURES

- Three bedrooms
- Two reception rooms
- Separate kitchen
- Family bathroom
- Bay fronted living
- Period fireplace details
- Mature rear garden
- Scope to modernise

Set on a quiet residential street, this bay-fronted mid-terrace home offers a solid canvas for those looking to modernise while retaining character. A traditional hallway leads to two generous reception rooms, the front with a feature fireplace and curved bay, and a separate kitchen to the rear with a door to the garden. Upstairs there are three bedrooms (two doubles and a single) and a family bathroom.

Outside, a deep, mature garden provides ample space for play, planting and alfresco dining. The property has been kept in good order and is perfectly liveable as is, while offering clear scope for updating to taste.

Athlone Road sits between Brixton Hill and Tulse Hill, well placed for frequent buses into Brixton for the Victoria line, with Thameslink services from Tulse Hill towards London Bridge, Blackfriars and beyond. Everyday shops, cafés and restaurants are close by, and Brockwell Park - with its Lido, walled garden and weekend buzz - is within easy reach.

**Herne Hill**

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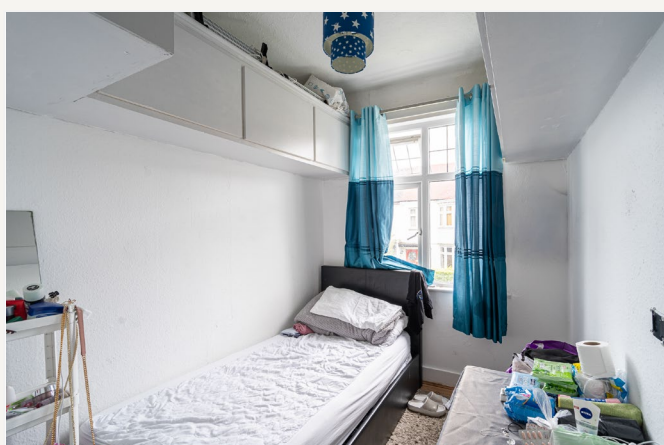
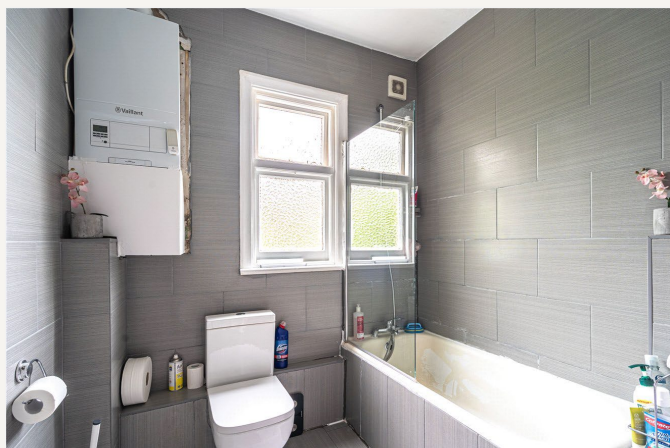
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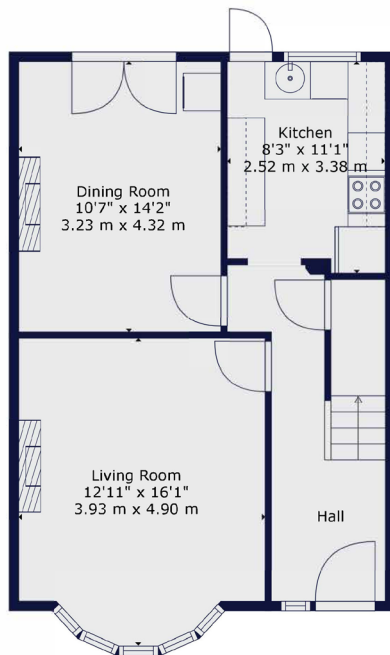
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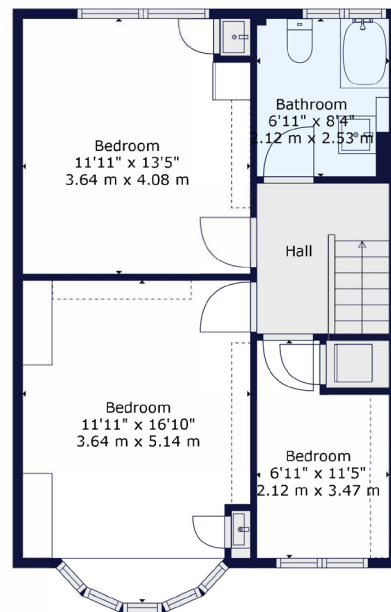








Ground Floor



First Floor

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**TOTAL: 1114 sq. ft, 104 m<sup>2</sup>**  
GROUND FLOOR: 557 sq. ft, 52 m<sup>2</sup>, FIRST FLOOR: 557 sq. ft, 52 m<sup>2</sup>

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## MATERIAL INFO

**Tenure:** Freehold

**Council Tax Band:** D

**EPC rating:** To be confirmed

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