



Athlone Road SW2
£1,000,000

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In general

- 5 Bedrooms
- Large Garden
- Desirable location
- Light & airy
- Open kitchen/diner

In detail

We are delighted to have the opportunity to offer to the market this well proportioned 5-bedroom, 2 bathroom mid-terraced family home for sale on Athlone Road, a popular residential road in Brixton, close to the beautiful Brockwell Park with its Lido and Tennis Courts.

The accommodation comprises a bright front reception room with large bay window to front, cupboards and bookshelves to both alcoves and bamboo wood flooring. The second reception is open plan to a dining room and kitchen room with sliding glazed double doors leading to the garden.

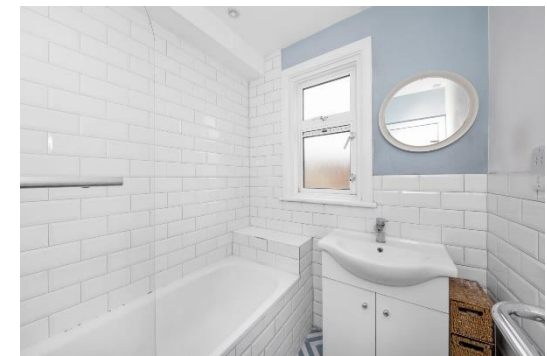
The kitchen comprises an attractive range or wall & base units with integrated dishwasher and space for a 5 ring rangemaster oven.

On the first floor is a utility cupboard, family bathroom & separate wc, 2 double bedrooms & 1 single bedroom, and on the top floor is the large principal bedroom with low level storage spanning one wall, 2 Velux windows to front and floor to ceiling windows to rear with stunning views across to Central London, there is also a shower room and good sized study/small bedroom, that shares the views across London.

Athlone Road is a quiet residential road, and we are advised that there is a friendly community. The property is well connected, with access to Brixton, Herne Hill and Tulse Hill, with their rapid links to central London and there is good access to Brixton with its vast range of restaurant & shopping amenities.

Early viewings are highly recommended.

EPC: C



Floorplan

Athlone Road SW2

Approximate Gross Internal Area

Ground Floor = 66.6 sq m / 717 sq ft

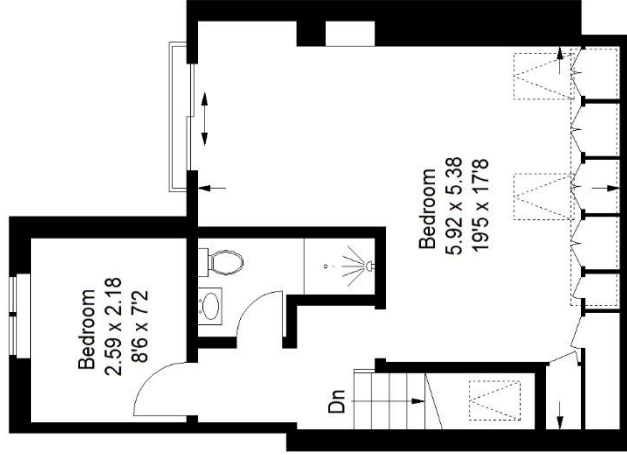
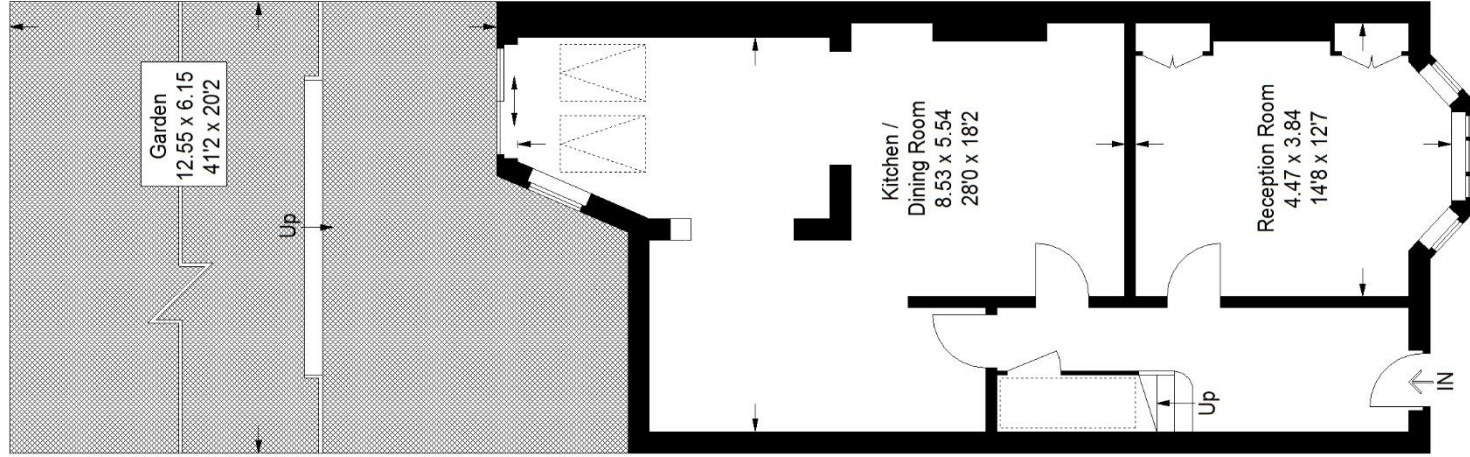
First Floor = 53.2 sq m / 573 sq ft

Second Floor = 39.9 sq m / 429 sq ft

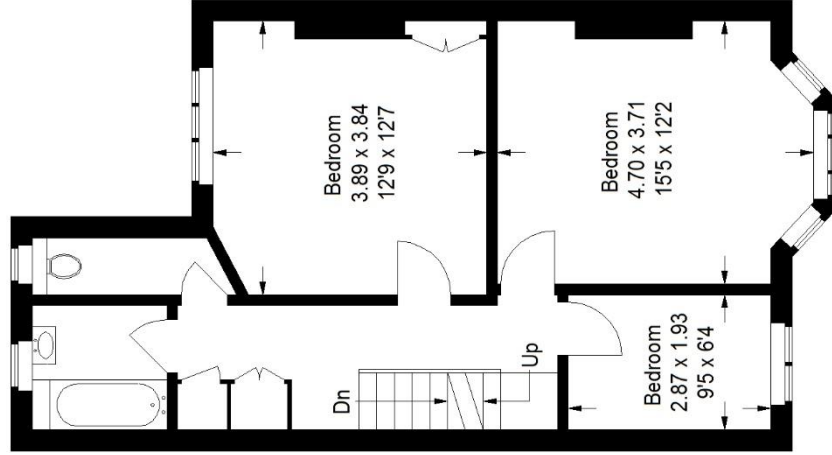
Total = 159.7 sq m / 1719 sq ft



 = Reduced headroom below 1.5 m / 5'0"



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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