



Blenheim Gardens, SW2
£1,150,000

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In general

- Attractive Period house
- Spacious accommodation
- Open plan ground floor accommodation
- Five bedrooms, two bathrooms
- Secluded South facing rear garden
- Close to transport links

In detail

A well-appointed Period terraced house, immaculately presented throughout with a host of original features to include high ceilings, cornicing, dado rails and tessellated tiled flooring to the entrance hall.

Blenheim Gardens is a popular residential road just off Brixton Hill.

The ground floor open plan living accommodation is ideal for a growing family and/or those who love to entertain. The front reception has window to the front with plantation shutters and a feature fireplace, the dining area offers ample space for a large table & chairs, there is a stylish kitchen with a host of modern units and integrated appliances.

There is a separate utility room. In the entrance is a cloakroom and understairs storage.

On the first floor are four bedrooms and a family bathroom, the principal bedroom on the top floor has built-in wardrobes and an en suite shower room.

The South facing rear garden is decked with mature shrub & tree borders.

Local bus services traverse Brixton Hill, Brixton centre offers a huge range of restaurant & shopping amenities, railway station, tube and the popular Ritzy Cinema.

The delights of Brockwell Park with its cafe & lido can be found in central Herne Hill.

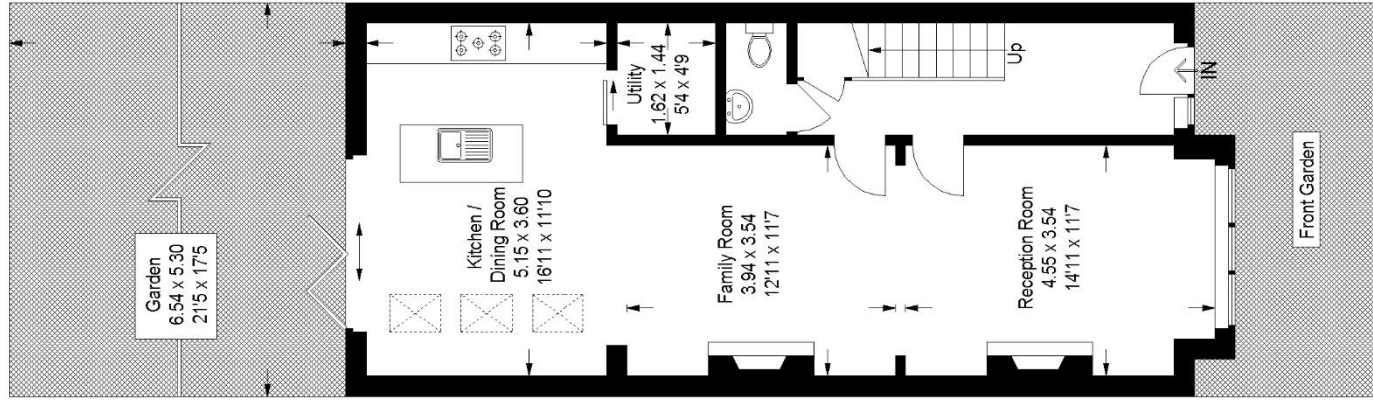
EPC: D | Council Tax Band: F



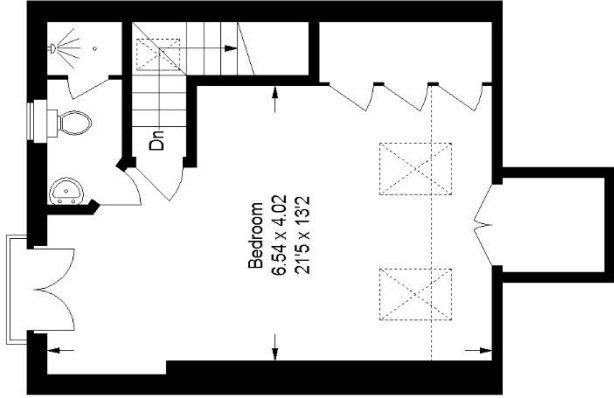
Floorplan

Blenheim Gardens, SW2

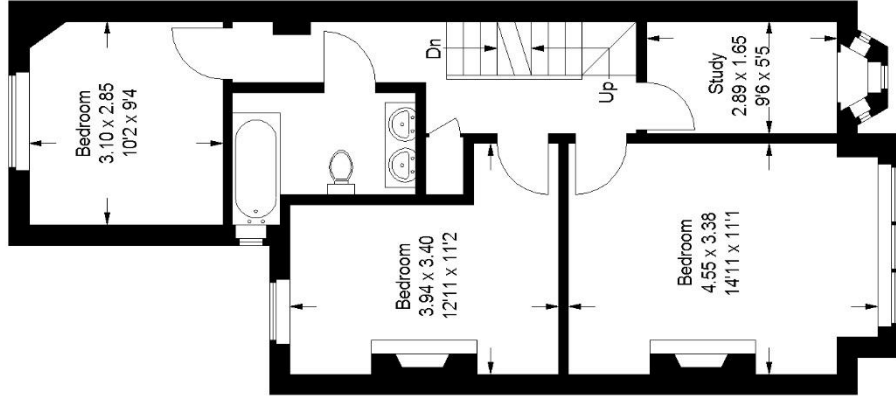
Approximate Gross Internal Area
Ground Floor = 64.2 sq m / 691 sq ft
First Floor = 55.4 sq m / 596 sq ft
Second Floor = 36.6 sq m / 394 sq ft
Total = 156.2 sq m / 1681 sq ft



Ground Floor



Second Floor



First Floor

□ = Reduced headroom below 1.5 m / 50

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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