



Dalberg Road SW2
£1,335,000

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In general

- Freehold house
- Five bedrooms
- Large double reception
- Terraced period house
- Light and airy
- Convenient for transport links

In detail

Offering accommodation of 179.2sq metres is this attractive end of terrace period house situated on the desirable Dalberg Road SW2.

The spacious accommodation was extensively refurbished in 2015. There is a very open double reception with bay window to front, a feature fireplace and newly installed, reclaimed floorboards.

The property has a large and very light kitchen/breakfast room with floor to ceiling bi-fold doors and window to the rear garden. It has underfloor heating, hand-built units and steel work surfaces. There is a built in desk near the garden. The hallway is wide with plenty of storage for coats and shoes. For storage there is a dry cellar with space for a freezer.

On the first floor is the principal bedroom with three windows to front & a feature fireplace, two further double bedrooms and shower room, and on the top levels two further double bedrooms and family bathroom. The rear garden is enclosed but sunny with lots of well established plants, shrubs & trees, several patio areas, a garden pond and butler sink with outside tap. There is side access to the garden.

Dalberg Road is a residential road in a low traffic neighbourhood, very close to Brockwell Park and handy for both Brixton and Herne Hill and their popular selection of restaurant & shopping amenities, Brixton railway & tube (Victoria line) and Herne Hill railway station (Victoria, Thameslink & Blackfriars).

Early viewings are highly recommended.

EPC: D | Council Tax Band: F



Floorplan

Dalberg Road, SW2

Approximate Gross Internal Area

Cellar = 11.8 sq m / 127 sq ft

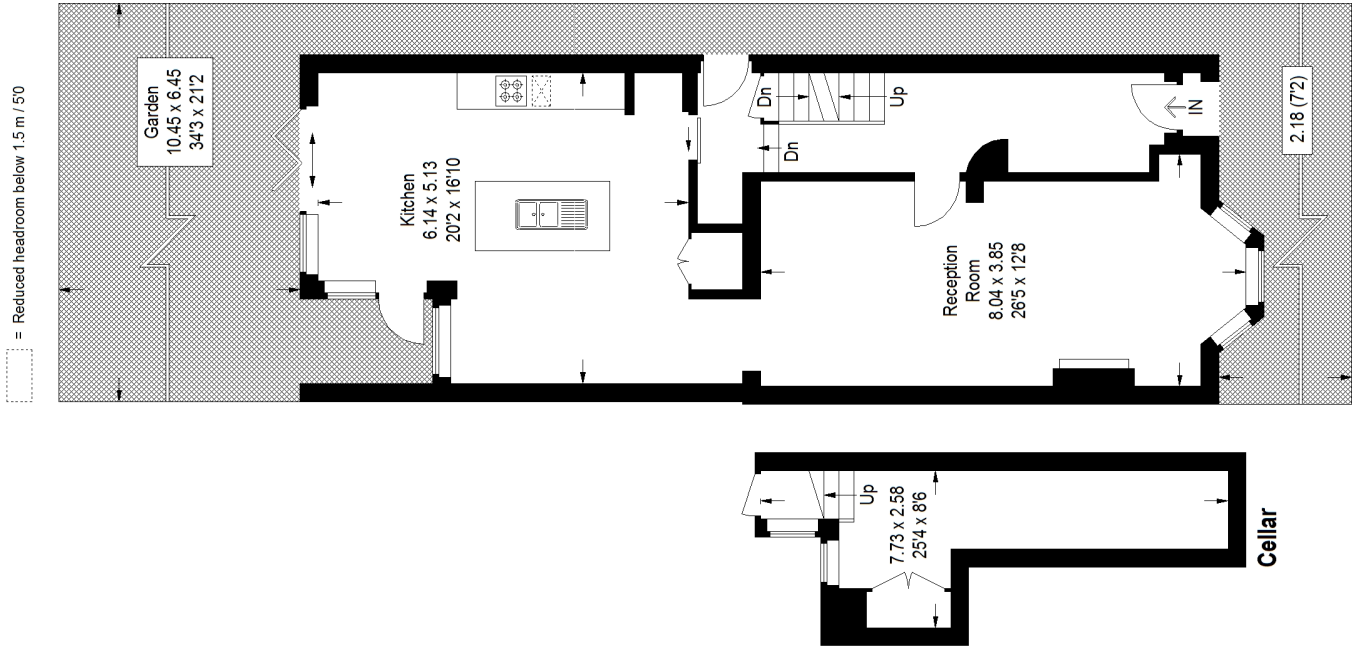
Ground Floor = 73.4 sq m / 790 sq ft

First Floor = 55.7 sq m / 600 sq ft

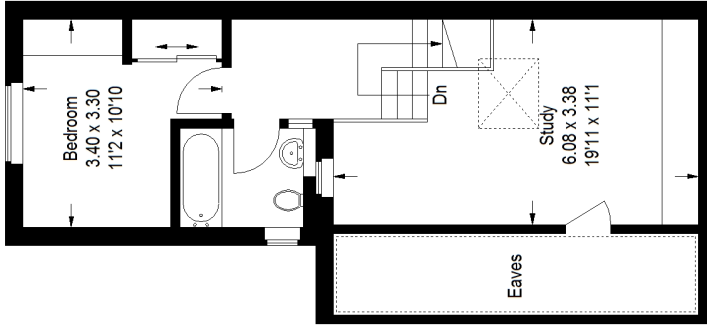
Second Floor (Excluding Eaves)

38.3 sq m / 412 sq ft

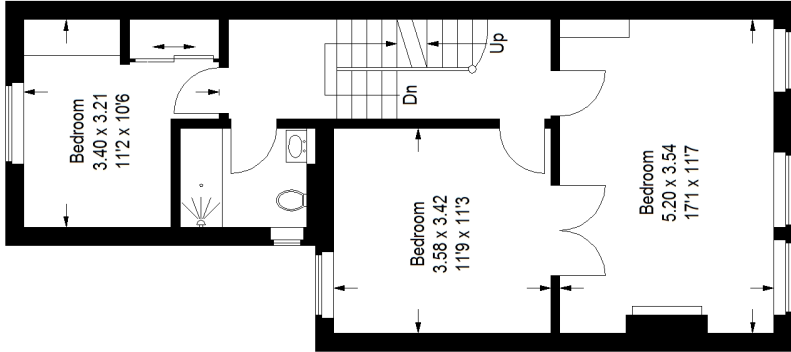
Total = 179.2 sq m / 1929 sq ft



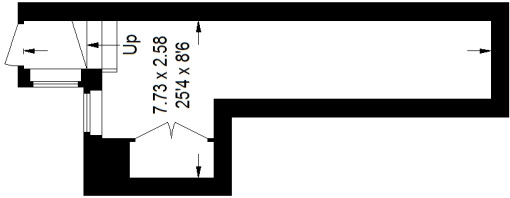
Ground Floor



Second Floor



First Floor



Cellar

□ = Reduced headroom below 1.5 m / 5'0"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	75 C
39-54	E		
21-38	F		
1-20	G		

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