



Arlingford Road SW2
Guide Price £485,000 - £525,000

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In general

- Attractive residential street
- Brockwell park entrance on the street
- 2 double bedrooms
- Spacious reception open plan to kitchen
- Top floor conversion with ample loft storage
- Easy access to both Brixton and Herne Hill stations and centres
- Communal secure bike storage

In detail

We are delighted to bring to the market this 2 double bedroom top floor conversion flat for sale on Arlingford Road SW2.

The immaculately presented flat comprises spacious reception room with bright, open plan kitchen, two double bedrooms and a bathroom. The flat is stylishly presented with high quality light wooden floors throughout and newly laid soft thick carpeted stairs for a homely feel as soon as you walk through the door.

The kitchen with great natural light and beautiful wall mounted plate rack and attractive shelving comes equipped with washer-dryer and dishwasher. The two double bedrooms offer flexibility to flat shares, couples and new home-office working. Above the hallway is the loft space which is accessed via a built-in pull down ladder - offering ample storage and there is also secure off-road bike storage access by the front garden.

An entrance to Brockwell Park is only yards away, where you can walk through the vast park with beautiful views across London to the Brockwell lido or central Herne Hill offering a popular selection of restaurants and shops as well as the railway station (Victoria, Thameslink, Blackfriars). Just around the corner from the property you can find a range of local cafes, bars, restaurants as well as a large supermarket.

Brixton Market & Village, the Victoria line and railway station are accessible together with a selection of restaurants, The Ritzy cinema, and high street and boutique shops.

EPC: C



Floorplan

Arlingford Road SW2



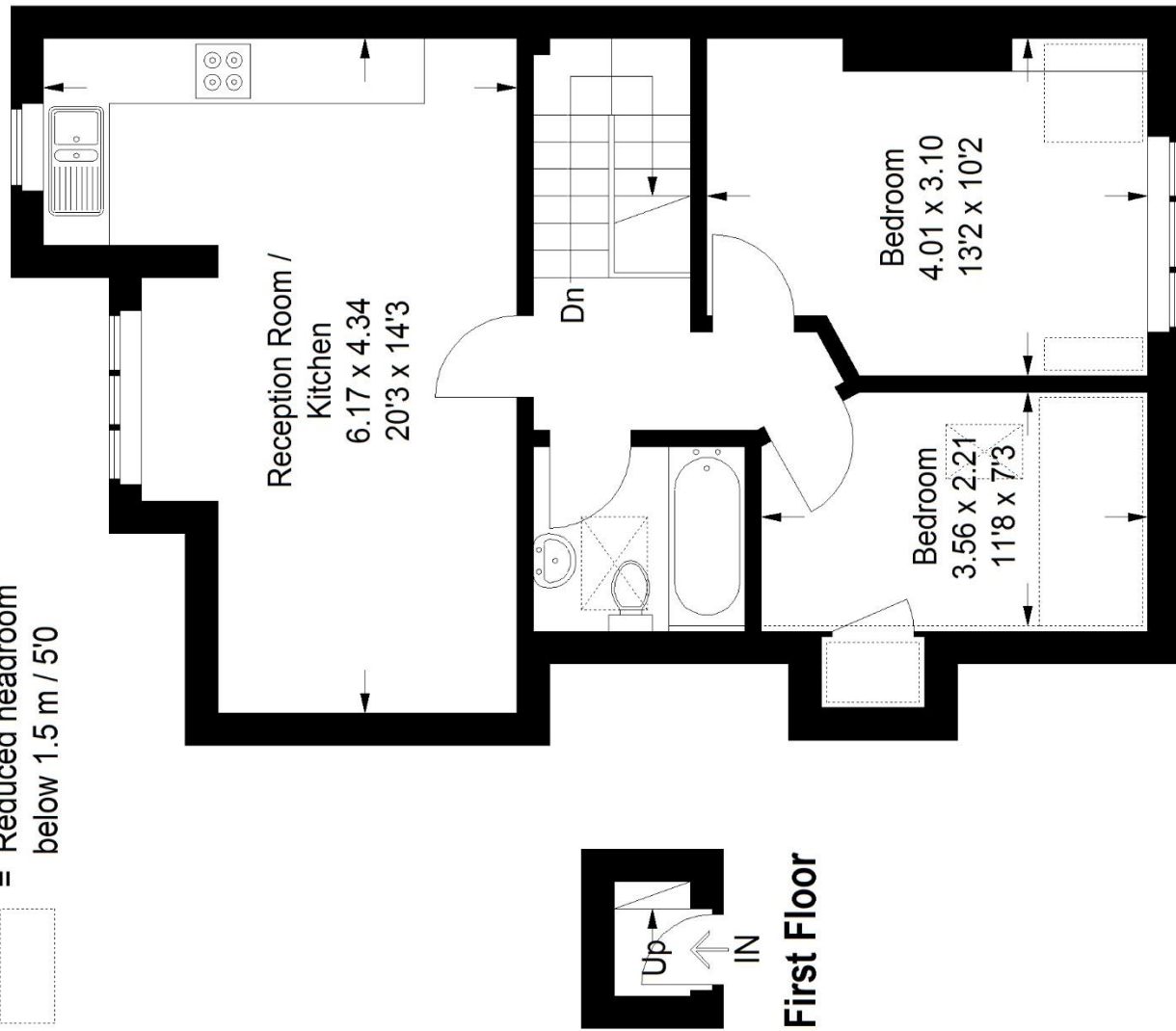
Approximate Gross Internal Area

First Floor = 0.9 sq m / 10 sq ft

Second Floor = 54.0 sq m / 581 sq ft

Total = 54.9 sq m / 591 sq ft

 = Reduced headroom
below 1.5 m / 5'0



Second Floor

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These plans are for representation purposes only as defined by RICS

- Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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

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