



Arlingford Road SW2
£475,000

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In general

- Chain free
- Spacious reception/kitchen
- Two double bedrooms, one bathroom
- Close to transport links
- Served by both Herne Hill/Brixton railways/tube
- Popular location
- Moments from Brockwell Park

In detail

Situated on a highly desirable road on the Herne Hill/Brixton borders is this two double bedroom first floor flat.

There is a good sized reception room with large windows to front bay and ample space to dine, this is open plan to the kitchen which has an attractive range of wall & base units, built-in oven/hob and space for fridge/freezer, there is also a family bathroom.

Arlingford Road is a popular location with easy access to both Herne Hill & Brixton centres with their restaurants & shopping amenities, local bus routes traverse both Dulwich Road & Tulse Hill.

Herne Hill railway station offers rapid services to Victoria, Thameslink, Blackfriars.

There is an entrance to Brockwell Park only yards away.

Offered to the market Chain free.

EPC: C | Council Tax Band: C



Floorplan

Arlingford Road SW2
Approximate Gross Internal Area
59.4 sq m / 639 sq ft



First 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		62 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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