



Arlingford Road, SW2
£1,100,000

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In general

- Semi-detached house
- Immaculately presented throughout
- Fabulous reception room
- Stylish kitchen/dining area
- Four bedrooms, two bathrooms
- Moments from a gate to Brockwell Park

In detail

A unique opportunity to purchase an immaculately presented four bedroom, two bathroom semi-detached house situated on Arlingford Road, a popular residential road, moments from the vast expanse of Brockwell Park with all of its amenities.

The entrance hall has triple built-in coat/shoe storage cupboards, the spacious reception room is open plan to a stylish kitchen/dining room. The kitchen area has a stylish range of wall & base units with integrated appliances, window to the front and there is ample space for a large 8 seater dining table & chairs, the reception area has built-in high & low level cupboards, this is a great area for the growing family or for entertaining family & friends, and large sliding doors give access to the low maintenance rear garden. On the first floor are two double bedrooms, single bedroom/study and the family bathroom, and on the top floor is the principal bedroom with three velux windows to front & window overlooking the rear, there is a stylish en-suite shower room.

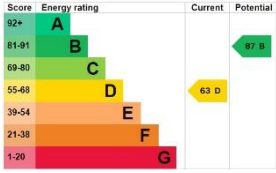
Arlingford Road is conveniently located for the restaurant & shopping amenities on Brixton Water Lane & Tulse Hill, and Brixton centre with its vast selection of amenities, the popular Ritzy Cinema and railway line & tube is easily accessible by foot or transport links. Herne Hill centre also offers a selection of popular shopping & restaurant amenities, and the railway station (Victoria, Thameslink, Blackfriars).

This property is ideal for those who want a home that is ready to move in to. Early viewings are highly recommended to appreciate the accommodation & location.

EPC: D | Council Tax Band: E



Floorplan



Arlingford Road, SW2

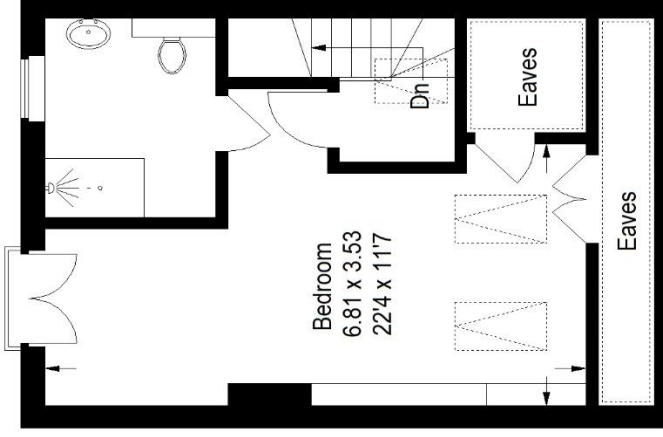
Approximate Gross Internal Area
 Ground Floor = 44.4 sq m / 478 sq ft
 First Floor = 45.4 sq m / 489 sq ft
 Second Floor (Excluding Eaves)
 33.2 sq m / 357 sq ft
 Total = 123.0 sq m / 1324 sq ft



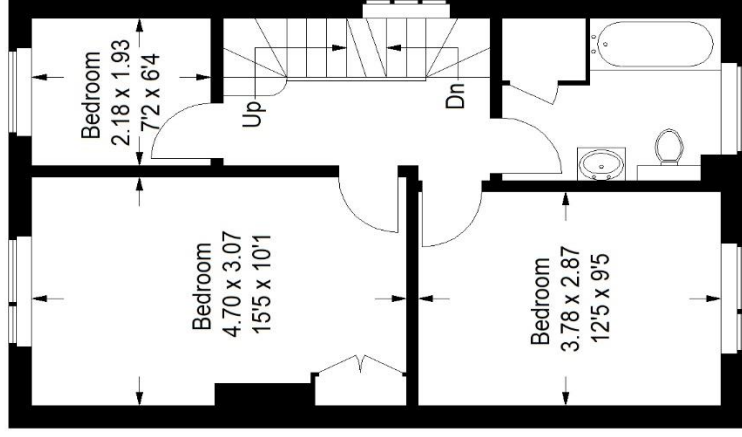
 = Reduced headroom below 1.5 m / 5'0"



Ground Floor



Second Floor



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.

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