



Brailsford Road, SW2  
£560,000

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# In general

- Period conversion
- Two bedrooms, one bathroom
- Flooded with natural light
- Private garden
- Brockwell Park moments away
- Transport links easily accessible

# In detail

This charming ground floor garden flat is located on the sought-after Brailsford Road in the heart of vibrant Brixton. With one double and one single bedroom, this property is perfect for couples or professionals looking for a comfortable living space in a convenient location.

The flat boasts a spacious and bright living room, which is ideal for relaxing and entertaining guests. The kitchen is sleek and well-equipped, and features ample storage space.

The master bedroom is generously sized, with large windows that allow plenty of natural light to flood the room. The second bedroom is a cozy single room, perfect as a home office.

One of the standout features of this property is the private garden, which is accessible directly from the living room. This tranquil outdoor space is another perfect space for hosting guests. Located only 0.1 miles to Brockwell Park and 0.6 miles to Brixton town centre, residents of this property will benefit from easy access to the area's many amenities.

Brixton Village contains an eclectic mix of independent shops, restaurants, and cafes. Brixton tube station and Herne Hill provides excellent transport links to the rest of London.

Overall, this is an excellent opportunity to acquire a lovely two-bedroom garden flat in one of London's most popular and vibrant areas.

EPC: D | Council Tax Band: C | Lease: 91+ Years remaining | SC: £365 pa | GR: £10 pa | BI: Incl in SC



# Floorplan

## Brailsford Road, SW2

Approximate Gross Internal Area

Cellar = 11.1 sq m / 119 sq ft

Ground Floor = 68.1 sq m / 733 sq ft

Total = 79.2 sq m / 852 sq ft



### Cellar

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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		72   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

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