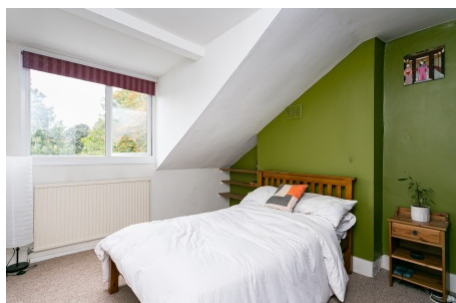


Brailsford Road, Brixton SW2

Tenure: Share of Freehold Borough: Lambeth

£535,000

- Backing on to Brockwell Park with stunning views.
- Easy access to Victoria Line tube station




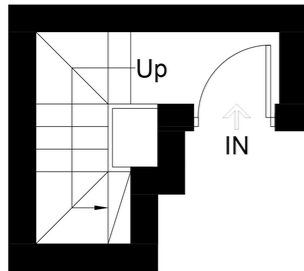
An excellent two double bedroom Victorian Conversion being sold with a shared freehold. The property is located on a wonderfully quiet residential road with the feel of a cul-de-sac backing directly on to Brockwell Park. This gives you both amazing views and access to the park just moments from your front door. The property is arranged over the top floor and in good order. Brailsford Rd is a short walk to the amazing nightlife at the centre of Brixton and access to the Victoria Line Tube. Herne Hill is also close by with its lovely range of shops, bars and restaurants and overground rail line.

Brailsford Road

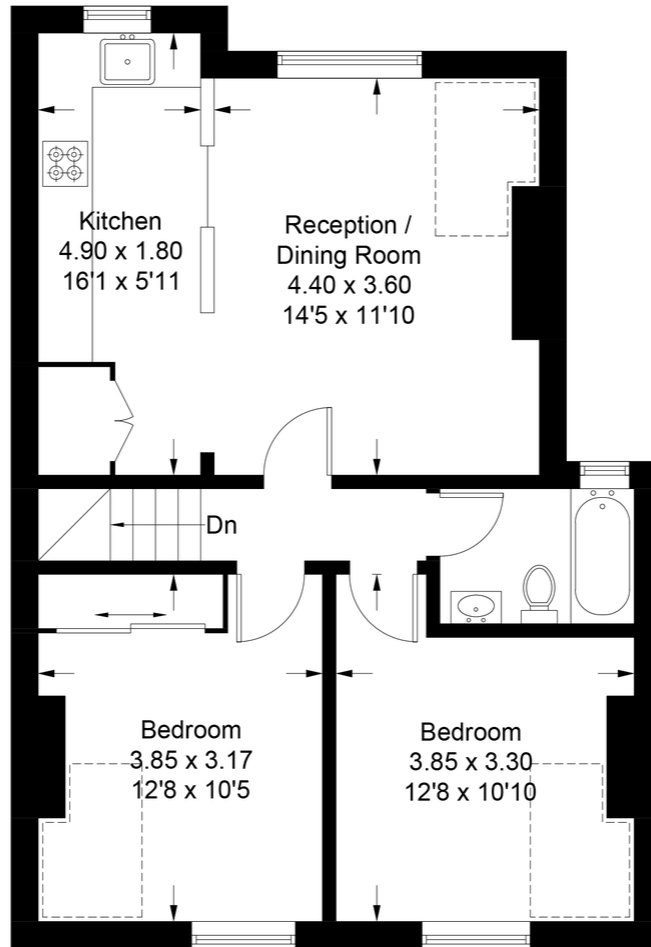
Approximate Gross Internal Area = 55.9 sq m / 602 sq ft
Reduced Headroom = 6.0 sq m / 64 sq ft
Total = 61.9 sq m / 666 sq ft



 = Reduced headroom below 1.5m / 5'0

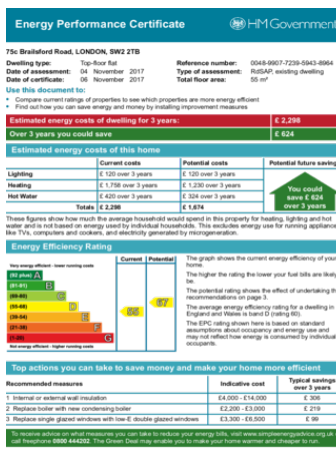
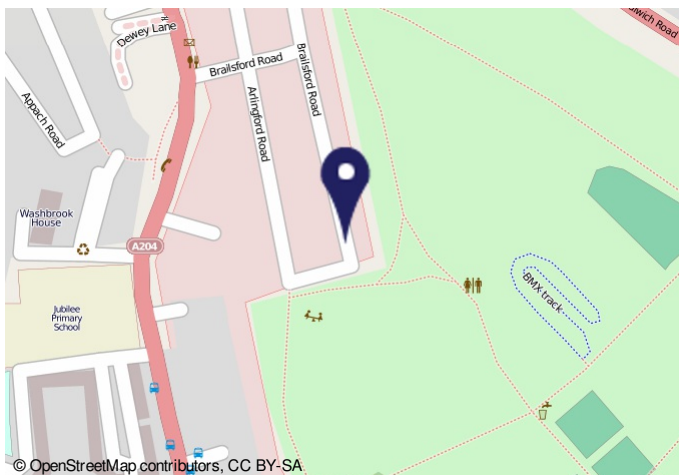


First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID588489)



Important Notice
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.