



BROCKWELL PARK GARDENS, SE24
£1,250,000 FREEHOLD

BEAUTIFUL FAMILY HOME BESIDE BROCKWELL PARK WITH SPACIOUS INTERIORS, FOUR BEDROOMS AND DELIGHTFUL VIEWS

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DESCRIPTION:

Nestled just a stone's throw away from Brockwell Park, this beautiful family home enjoys delightful views along the tree-lined road. Spread across three levels, the property offers a spacious and versatile layout, ideal for modern family living.

The ground floor boasts an open-plan reception room and kitchen, ideal for entertaining. The fitted kitchen comes with plenty of wall and base units, combining practicality and style. There is also a separate formal reception room with stunning views of the front garden.

On the first floor, there are three well-proportioned bedrooms, including a master bedroom that benefits from an en-suite bathroom and generous natural light through the windows. A feature of this room is the access to a bright studio space (on the second floor) under the eaves, perfect for a home office, creative workspace or fourth bedroom.

Externally, the property features both front and rear gardens, with the rear garden providing a fantastic private outdoor space for relaxing or alfresco dining. The rear garden also includes a studio room that can be used as a home office, gym, or hobby space.

Brockwell Park Gardens is a very popular road running alongside Brockwell Park, offering ample green space, a children's playground, and the famous Brockwell Lido. Tulse Hill and Herne Hill stations are equidistant, providing connections to London Bridge, London Victoria, and the Thameslink line to Blackfriars and St Pancras. Brixton underground station is also

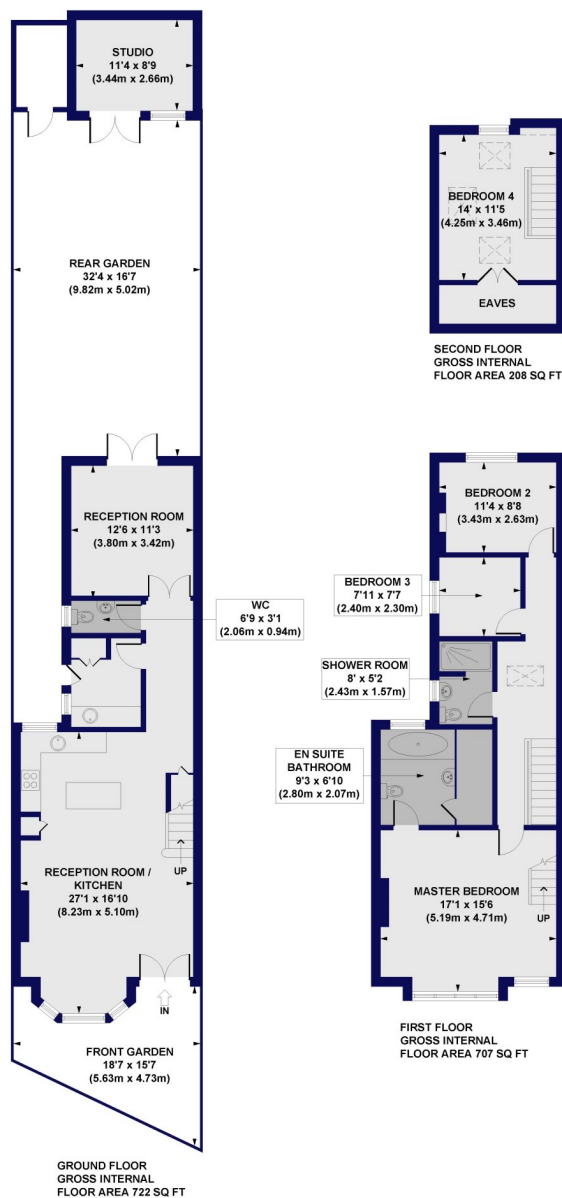




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Approx. Gross Internal Floor Area 1735 sq. ft / 161.23 sq. m (Including Studio & Eaves)

Approx. Gross Internal Floor Area 1587 sq. ft / 147.44 sq. m (Excluding Studio & Eaves)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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