



MORRISH ROAD, SW2
£525,000 LEASEHOLD

A SPACIOUS TOP FLOOR SPLIT LEVEL THREE DOUBLE BEDROOM VICTORIAN CONVERSION IN BRIXTON HILL

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

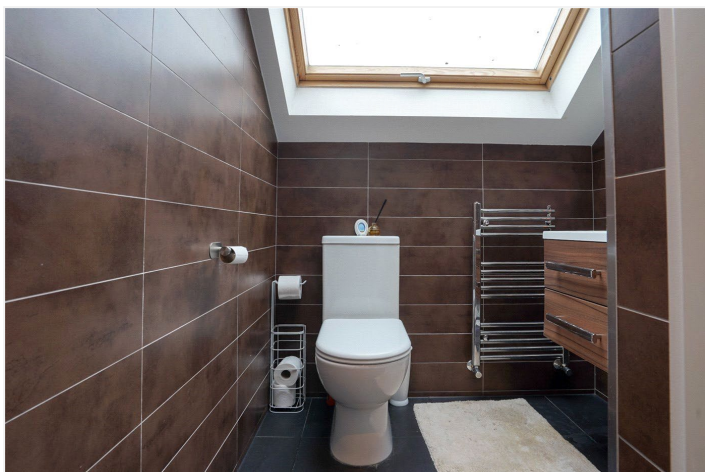
We are delighted to present this spacious top-floor, split-level three-bedroom Victorian conversion, situated on a quiet residential street off Brixton Hill. This property is in excellent decorative order and offers well-proportioned living spaces throughout, making it ideal for professionals or families.

The accommodation comprises a bright and airy reception diner with wood flooring, a separate modern fitted kitchen, three generous double bedrooms, and two stylish bathrooms. The first bathroom features a shower over the bath and a WC, while the second is a contemporary shower room, also with a WC. Additional storage space is conveniently located on the landing.

Ideally located, the property is within walking distance of Brixton tube station and Streatham Hill, offering excellent transport links and a vibrant array of amenities nearby.

AT A GLANCE

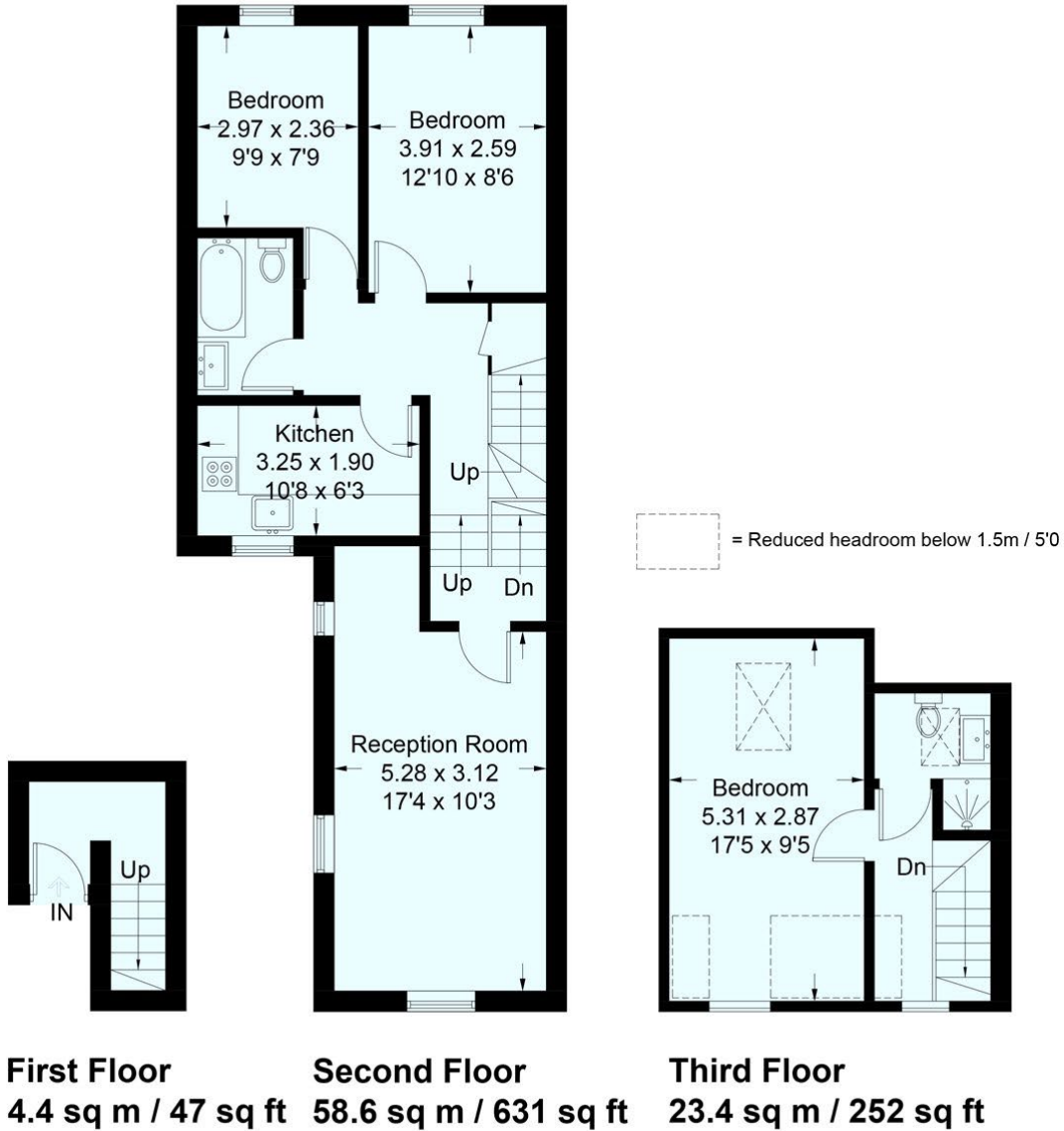
- Spacious top-floor, split-level Victorian conversion.
- Three generous double bedrooms.
- Bright reception diner with wood flooring.
- Modern fitted kitchen.
- Two contemporary bathrooms with WCs.
- Storage space on the landing.
- Prime location close to Brixton and Streatham Hill.





Morrish Road, SW2

Approximate Gross Internal Area
86.4 sq m / 930 sq ft



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. (ID484960)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 121 year and 4 months

Service Charge: £1000 per annum

Ground Rent: £550 Annually (subject to increase)

Council Tax Band: C

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.

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.