



**BRAILSFORD ROAD, SW2**  
**£1,900 PER MONTH UNFURNISHED**

**A TOP FLOOR TWO DOUBLE BEDROOM  
VICTORIAN CONVERSION IDEALLY LOCATED  
FOR BRIXTON AND HERNE HILL**

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## DESCRIPTION:

We are pleased to present this top floor Victorian conversion flat to the Brixton rental market. The property is ideally located for the amenities and transport links of both Brixton and Herne Hill with the added bonus of Brockwell Park on the doorstep. The property comprises a bright and airy reception to front, a separate good size kitchen with all white goods (including a dishwasher), two good size double bedrooms with lots of natural light and a bathroom with a shower over the bath. The property is unfurnished and available Now.

## AT A GLANCE

- Victorian Conversion
- Top Floor Flat
- Reception/ Diner
- Separate Kitchen
- Two Double Bedrooms
- Bathroom
- Unfurnished
- Available Now
- Lambeth Council Tax Band: C




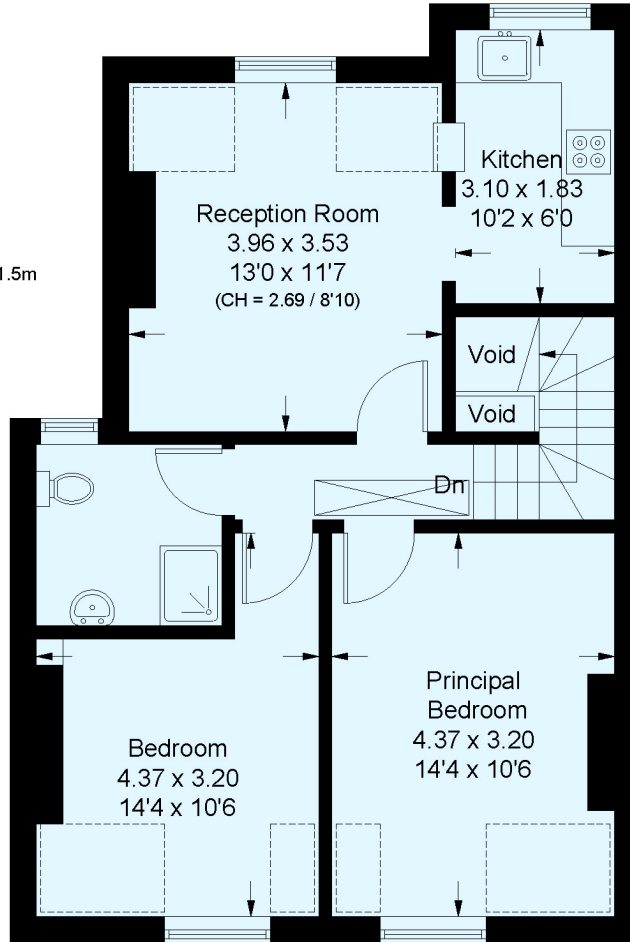
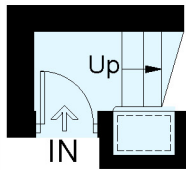


# Brailsford Road, SW2

Approximate Floor Area = 60.6 sq m / 652 sq ft  
 (Including Voids)  
 Including Limited Use Area (6.9 sq m / 74 sq ft)



 = Reduced head height below 1.5m

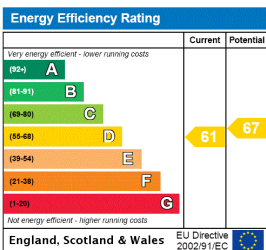


**First Floor**  
1.9 sq m / 20 sq ft

**Second Floor**  
58.7 sq m / 632 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. (ID797987)

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.



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