



PROBYN ROAD, SW2
£475,000 SHARE OF FREEHOLD

A CHARACTERFUL ONE DOUBLE BEDROOM
LOWER GROUND FLOOR VICTORIAN
CONVERSION WITH A PRIVATE GARDEN AND
A MULTI-USE GARDEN STUDIO

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

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DESCRIPTION:

This charming ground-floor apartment boasts its own entrance, leading to a generously proportioned living space. Accessed through the elongated hallway is a spacious reception/dining area situated at the front of the property, featuring expansive bay windows that allow ample natural light to filter through. The double bedroom is bright and airy, benefiting from a large window overlooking the garden. Positioned towards the rear is the well-appointed kitchen, complete with abundant wall and base units and the usual appliances. Adjacent to this area lies the contemporary bathroom, featuring a heated towel rail, a washbasin with a vanity unit beneath, a bathtub with an overhead shower, and a WC. The private garden, facing eastward and beautifully landscaped, includes a patio area and a lawn with a pathway leading to a rear multi-use garden studio. This studio, equipped with engineered oak flooring, underfloor heating, full electrics with dimmer lighting, soundproofing, sustainable sedum roof, and double glazing, offers a versatile space for various uses. With a spacious area including the hardwood extended decking, it's perfect for a home office, guest bedroom, or creative studio. Probyn Road is well-connected, with Thameslink services to the City accessible from Tulse Hill station nearby, while Brixton tube station is just a short distance away. The property is conveniently situated close to the vibrant pubs and restaurants of Herne Hill and Brockwell Park, which boasts a Lido. Additionally, schools in Dulwich and Clapham are within easy reach.

AT A GLANCE

- Ground-floor apartment
- Spacious reception with bay windows
- Bright double bedroom with garden view
- Well-appointed kitchen
- Contemporary bathroom
- Private east-facing landscaped garden
- Rear multi-use garden studio
- Well-connected: Thameslink, Brixton tube

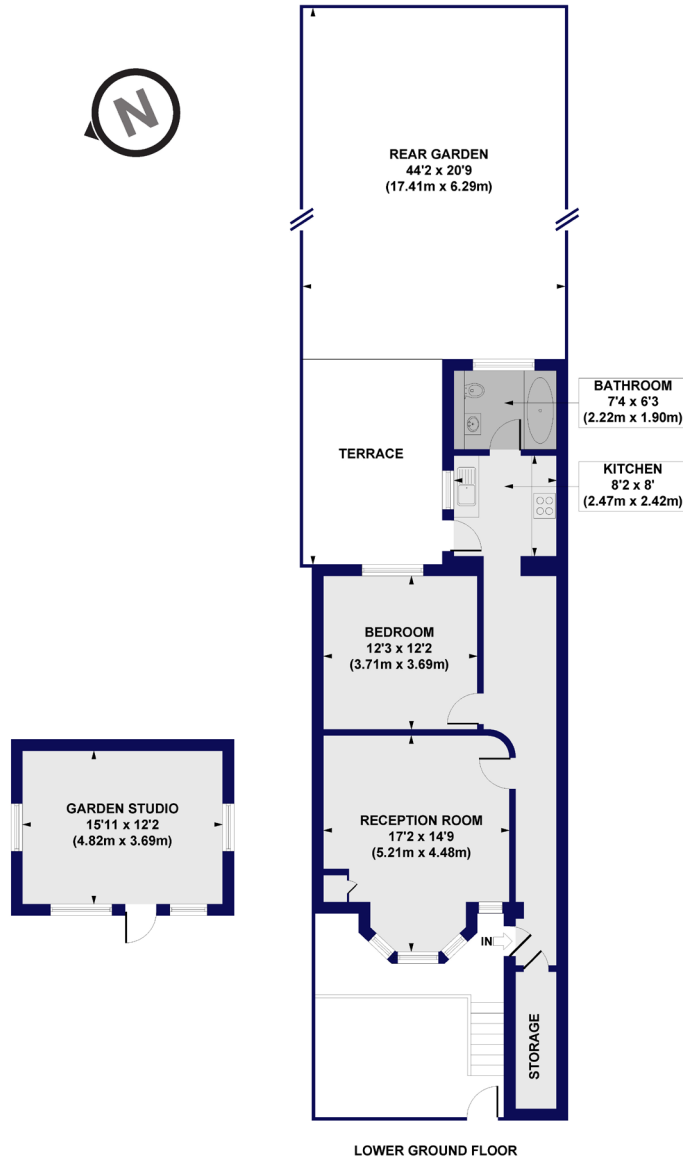




Probyn Road, SW2

Approx. Gross Internal Floor Area 877 sq. ft / 81.45 sq. m (Including Garden Studio)

Approx. Gross Internal Floor Area 685 sq. ft / 63.66 sq. m (Excluding Garden Studio)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold

Term: Expires - 28/08/2144

Service Charge: £720 pa - £60pm per flat, covers buildings insurance and a sinking fund.

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.

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