



SUDBOURNE ROAD, SW2  
**£725,000 LEASEHOLD**

## ELEGANT VICTORIAN TERRACE IN THE HEART OF BRIXTON - COMBINING PERIOD CHARM WITH MODERN COMFORTS

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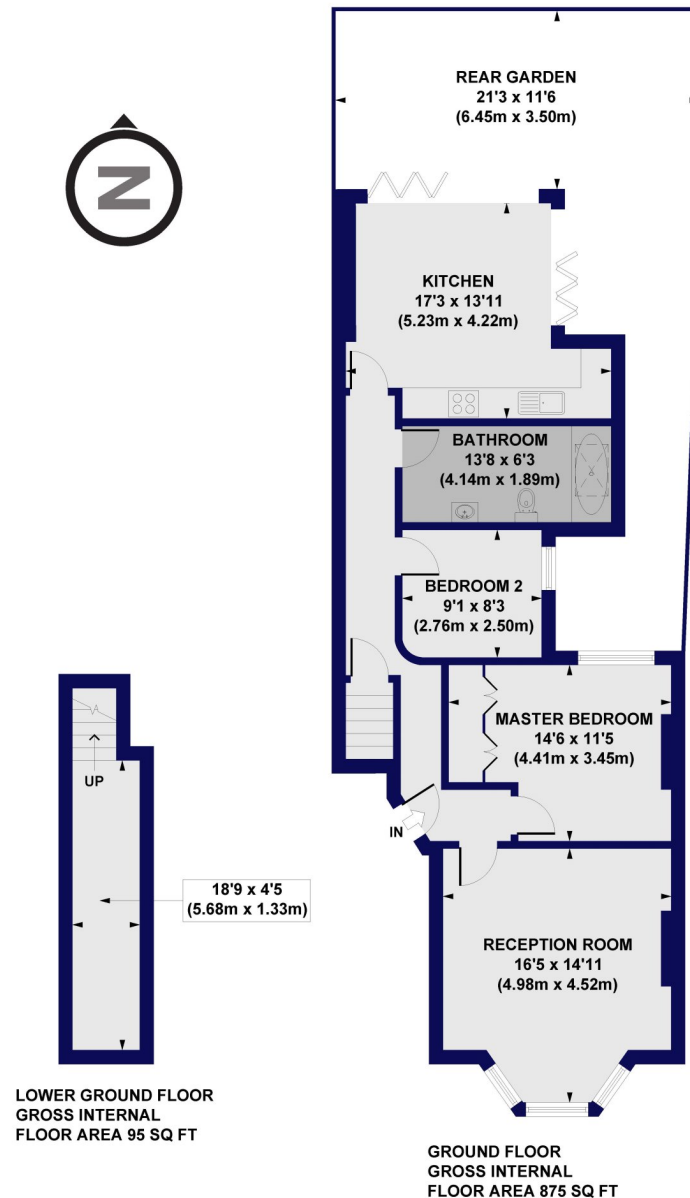
## DESCRIPTION:

Nestled on the charming Sudbourne Road, this delightful Victorian terraced home boasts an appealing blend of period features and modern comforts. The property's location offers excellent transport links, with Brixton Underground Station (Victoria Line) and Herne Hill Station (National Rail) both within walking distance, ensuring swift access to Central London and beyond. The vibrant amenities of Brixton Village, Brockwell Park, and local schools further enhance the appeal of this residence. As you approach the property, the classic red-brick façade and ornate detailing set the tone for the elegance within. Stepping through the entrance, you are greeted by a spacious reception room. This inviting space features a bay window that floods the room with natural light, high ceilings with intricate cornices, and a beautiful fireplace with a log burner that serves as the room's focal point, perfect for cosy evenings. Continuing through the property, the modern kitchen-diner is a true highlight, offering an ideal space for entertaining and family gatherings. The kitchen is fitted with contemporary white cabinetry, wooden countertops, and high-end appliances. The dining area opens directly onto the private rear garden through bi-fold doors, seamlessly blending indoor and outdoor living. The principal bedroom, located at the front of the property, exudes tranquillity with its large sash windows and ample space for furnishings. A second bedroom, equally well-appointed, provides flexibility for use as a guest room or home office. The stylish bathroom features a classic white suite, complemented by chic subway tiles and modern fixtures, creating a serene environment for relaxation. Externally, the rear garden offers a peaceful retreat with a well-maintained lawn and patio area. ideal for summer barbecues and alfresco dining.





Sudbourne Road, SW2  
Approx. Gross Internal Floor Area 970 sq. ft / 90.10 sq. m



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:** Leasehold

**Term:** 148 years and 6 months

**Ground Rent:** £300 per annum

**Council Tax Band:** D

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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