



HORSFORD ROAD, SW2
£500,000 SHARE OF FREEHOLD

A BRIGHT AND SPACIOUS TWO DOUBLE BEDROOM VICTORIAN CONVERSION SITUATED IN BRIXTON

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DESCRIPTION:

Exclusively available through Winkworth, we are pleased to introduce this charming two-bedroom Victorian conversion flat situated on the first floor. The accommodation comprises a generously sized open-plan kitchen/reception room boasting large sash windows and a bay overlooking the street, along with built-in shelving in the alcoves and original wooden flooring. The kitchen area is well-appointed with ample wall and base units for storage and comes equipped with standard appliances. Two double bedrooms grace the property, with the principal bedroom featuring fitted wardrobes, while a shower room completes the space, furnished with a washbasin and WC. Nestled on Horsford Road, a pretty tree-lined residential street adorned with picturesque mid-Victorian terraced properties, this home enjoys a serene setting. Residents benefit from an array of dining options, including numerous restaurants and independent coffee shops/café, along with convenient access to Brockwell Park, famed for its iconic Lido. Furthermore, the property boasts excellent transport links; with Brixton tube station (Victoria line) a 10 min walk away, and Herne Hill mainline train station (Thameslink) within easy reach, facilitating effortless commuting to the City.

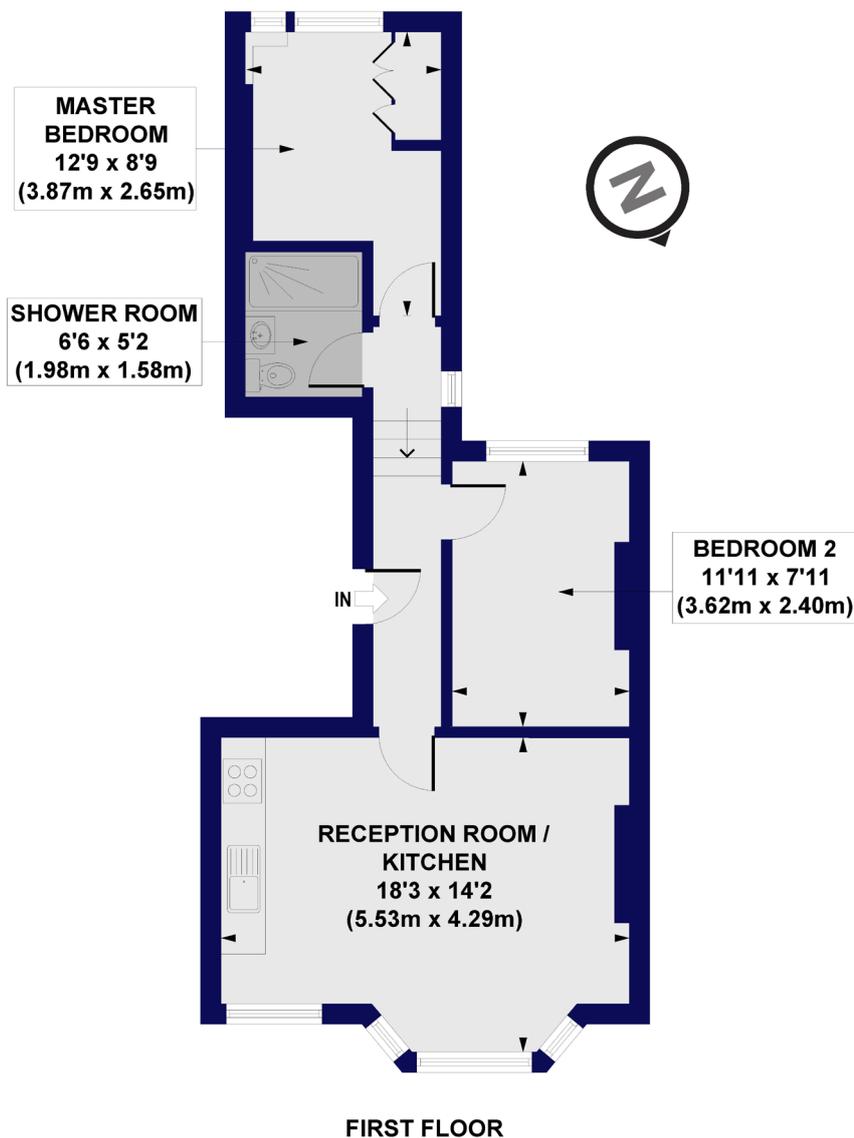
AT A GLANCE

- Victorian conversion flat
- Generously sized open-plan kitchen/reception
- Large sash windows
- Original wooden flooring
- Ample storage units
- Two double bedrooms
- Shower room with WC
- Tranquil tree-lined street
- Excellent transport links





Horsford Road, SW2
 Approx. Gross Internal Floor Area 524 sq. ft / 48.64 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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-58) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 69	Potential: 80
England, Scotland & Wales	EU Directive 2002/91/EC

Tenure: Share of Freehold
Term: Expires - 10/04/2125
Ground Rent: £10 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.

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