



BRIXTON WATER LANE, SW2

£3,000 PER MONTH FURNISHED, PART FURNISHED, UNFURNISHED

A DETACHED SINGLE STOREY TWO-BEDROOM CONVERTED WORKSHOP WITH LOFT-STYLE LIVING ON BROCKWELL PARK

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

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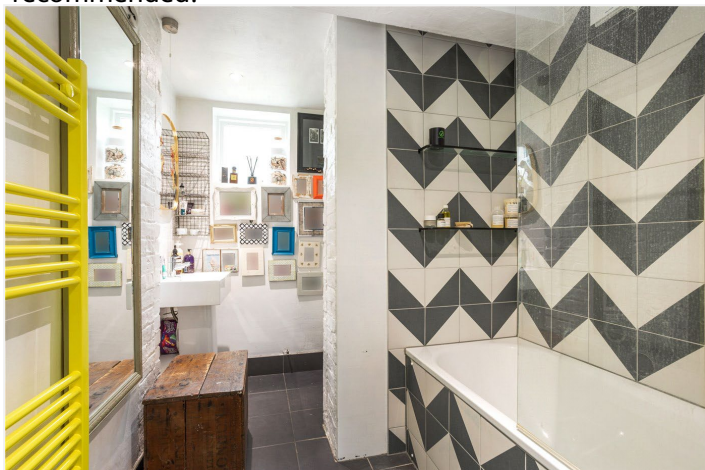


DESCRIPTION:

This property is a hidden gem, providing a uniquely private setting between Brixton and Herne Hill, complete with off-street parking, substantial private garden, and its own entrance. The large open plan reception/dining room provides a light-filled and versatile entertaining and living space, whilst the adjacent fully equipped kitchen has ample storage, a range cooker, dishwasher, fridge-freezer and washing machine. Two generously sized double bedrooms form the rear of the property, with the principal bedroom featuring fitted wardrobes and dual aspect views of the wrap-around outside space. Completing the living space, the recently renovated bathroom includes a bath with overhead and handheld showers, wash basin, WC and new boiler. Conveniently located within walking distance of the numerous restaurants, cafes, markets and shops in Brixton and Herne Hill, as well as the charming Brockwell Park and lido. Reputable primary schools and nurseries are within walking distance, and Herne Hill and Brixton stations provide excellent train and tube links to the City and West End, together with good bus services from just outside the property. Available from the 09th of March on a flexible furnishing basis, early viewings are highly recommended!

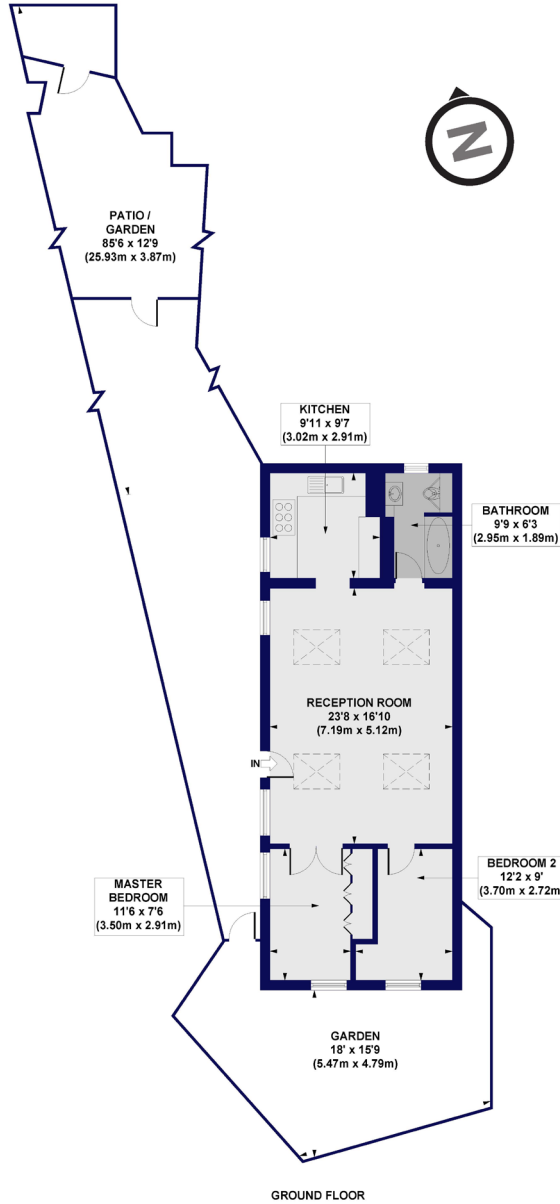
AT A GLANCE

- Converted workshop with loft-style living and private setting
- Stylish reception / dining room
- Abundant natural light
- Well-equipped kitchen
- Private 85ft. garden
- Off-street parking
- Two spacious bedrooms
- Modern bathroom
- Prime location on Brockwell Park (Brixton / Herne Hill)





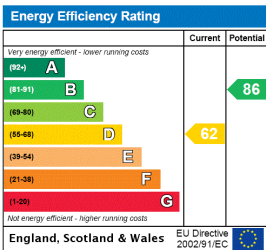
Brixton Lane, SW2
Approx. Gross Internal Floor Area 791 sq. ft / 73.45 sq. m



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.



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