



ELM PARK, SW2  
OFFERS IN EXCESS OF £475,000 LEASEHOLD

CHARMING FIRST AND SECOND-FLOOR  
VICTORIAN TERRACE FLAT, PERFECTLY  
SITUATED NEAR BROCKWELL PARK, WITH  
SPACIOUS INTERIORS AND EXCELLENT  
TRANSPORT LINKS

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## DESCRIPTION:

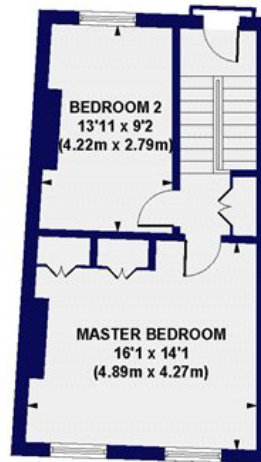
Occupying the first and second floors of an impressive Victorian terrace above commercial premises, this spacious two-bedroom flat is perfectly situated to take advantage of the amenities and transport links of both Brixton and Herne Hill, as well as the lovely Brockwell Park and its iconic Art Deco Lido. The property features a bright and airy reception room, a modern fitted kitchen, and a bathroom, all laid out over approximately 923 sq. ft of internal space. The charming period features, including sash windows and high ceilings, give the property a warm and characterful feel, making it an ideal home for first-time buyers or those looking to be close to the action in South London.

Elm Park is a sought-after residential street, ideally located for easy access to the vibrant amenities of Brixton, including its renowned market, as well as the village atmosphere of Herne Hill, with its boutique shops, cafes, and restaurants. The nearby Brockwell Park offers plenty of green space, a children's playground, and the historic Brockwell Lido, perfect for relaxation and recreation. Transport links include Brixton underground station (Victoria Line) and Herne Hill station, both providing convenient connections to Central London.

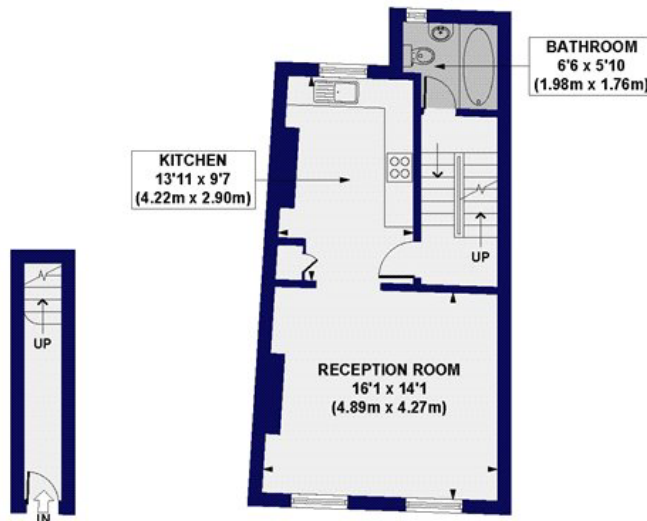




Elm Park, SW2  
Approx. Gross Internal Floor Area 923 sq. ft / 85.79 sq. m



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 425 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 41 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 458 SQ FT

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:** 155 year and 7 months

**Ground Rent:** £75 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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