



CHERRY LAUREL WALK, SW2
£575,000 LEASEHOLD

BRIGHT AND SPACIOUS THREE DOUBLE BEDROOM, SPLIT LEVEL GARDEN FLAT IN BRIXTON

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

Winkworth

for every step...

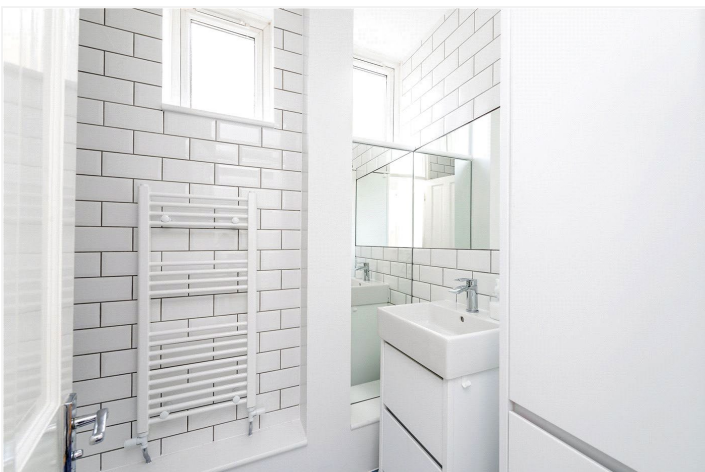
winkworth.co.uk



DESCRIPTION:

This bright and expansive three double-bedroom split-level garden flat offers a wonderful living experience in the heart of Brixton. Located in a peaceful and residential area just off Brixton Hill, this home provides easy access to the vibrant amenities of Brixton and the serene beauty of Brockwell Park. The property boasts a spacious and modern kitchen-diner, fully equipped with a double oven, gas hob, dishwasher, and washer-dryer. The kitchen flows seamlessly into the generously sized reception room, featuring wooden floors and large sliding doors that open onto a well-kept garden. The low-maintenance garden is fitted with artificial grass and a paved patio area, perfect for barbecues and outdoor entertaining. There is also an outside shed which houses a tumble dryer and plenty of room for storing all your garden essentials including bikes. This 990 sq ft flat is designed for convenience and comfort, offering three large double bedrooms, two of which enjoy direct access to the garden. The property also includes a modern bathroom with a shower over the bath, and a separate WC for added practicality. Additional storage is provided by a brick storage shed large enough to accommodate up to three bicycles.

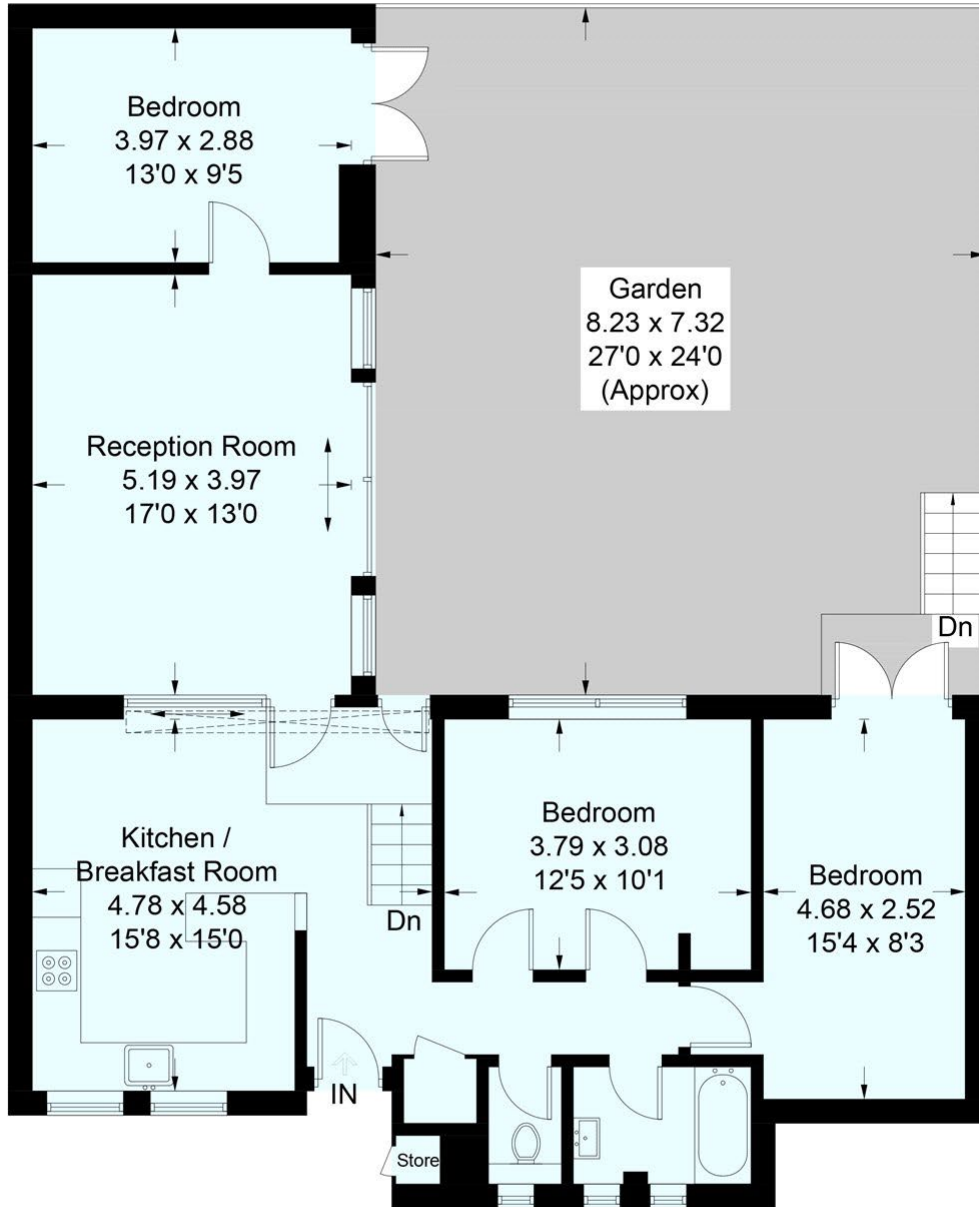
For those who appreciate design and architecture, it's worth noting that the property was designed by Edward 'Ted' Hollamby, a renowned architect who played a significant role in London's architectural development in the mid-20th century. Hollamby is known for his dedication to high-quality architecture and public design, with a career that spanned from high-rise housing to conservation efforts. His architectural influence is evident in the intelligent design and layout of this Brixton flat.





Cherry Laurel Walk, SW2

Approximate Gross Internal Area
92 sq m / 990 sq ft
(Excluding Store)



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID339972)

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	59	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 174 year and 5 months

Service Charge: £1860 per annum

Ground Rent: £10 Annually (subject to increase)

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.

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

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.