



BODLEY MANOR WAY, SW2
£2,150 PER MONTH UNFURNISHED

A THREE/FOUR BEDROOM 1960'S TERRACED HOUSE IN TULSE HILL/BRIXTON

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DESCRIPTION:

Available exclusively through Winkworth, we are delighted to present this four-bedroom terraced house which is located in Tulse Hill/Brixton. The accommodation briefly comprises of a welcoming eat-in kitchen which is equipped with the usual appliances which leads into the hallway which has ample understairs storage. There is also a shower room with a shower cubicle, a WC and a wash hand basin on this level too. The bright reception room is adjacent to the private landscaped garden (flower beds, artificial grass, a shed and a rear access) and has double glazed windows and a door providing you with direct access. The outdoor space also has the benefit of a southerly aspect, perfect for al-fresco dining. Leading upstairs there are four bedrooms and a family bathroom fitted with a bath and a shower overhead, a WC and a wash hand basin. Bodley Manor Way is within easy walking distance of Tulse Hill station and Brixton tube station, the bustling Brixton high street market, cafes, bars and the leafy Brockwell Park with iconic Lido. This property would be ideal for a family with its close proximity to Rosemead Prep School, Corpus Christi Primary School and St Martin in-the-Fields High School. Available now on an unfurnished basis.

AT A GLANCE

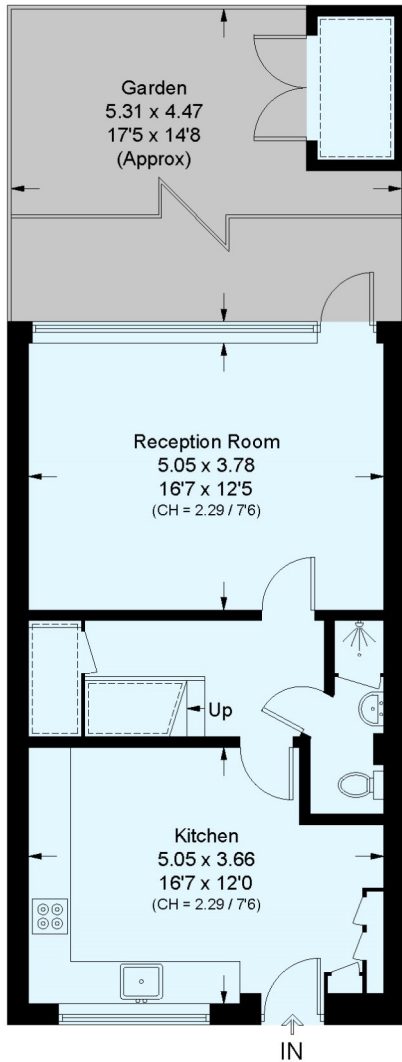
- 1960's Terraced House
- Reception Room
- Eat-in Kitchen
- Four Bedrooms
- Two Bathrooms
- Private Garden
- Lambeth Council Tax Band: B
- Available Now
- Unfurnished
- No HMO - Ideal for families or 2 professional sharers ONLY



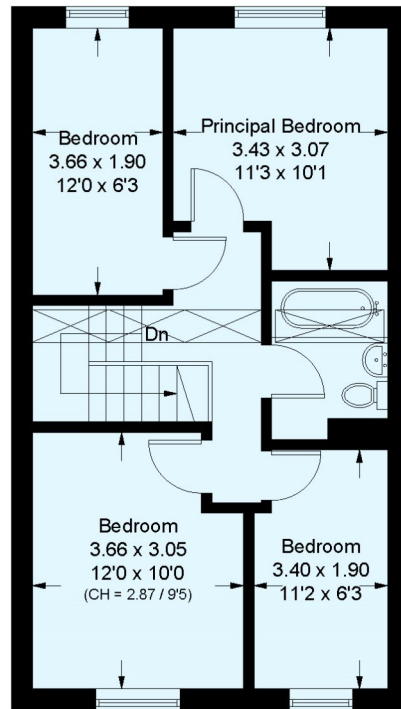


Bodley Manor Way, SW2

Approximate Floor Area = 95.6 sq m / 1029 sq ft
 Outbuilding = 2.2 sq m / 24 sq ft
 Total = 97.8 sq m / 1053 sq ft
 Including Limited Use Area (5.1 sq m / 55 sq ft)



Ground Floor
 47.6 sq m / 512 sq ft

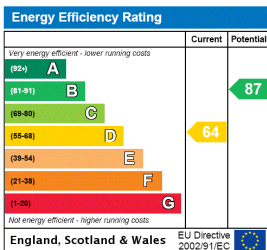


First Floor
 48.0 sq m / 517 sq ft

= Reduced head height below 1.5m

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. (ID817542)

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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