



Trelawn Road, SW2 | Guide Price £999,950

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In General

- Double reception room
- Modern kitchen
- Principal bedroom with en suite
- Three further bedrooms
- Family bathroom
- Rear garden with side access
- Popular location
- Equidistant Herne Hill & Brixton

In Detail

We’re delighted to welcome you to this attractive four-bedroom home, offering generous living space and a warm, inviting atmosphere throughout.

The ground floor features a bright and spacious double reception room with beautiful parquet flooring and plenty of room for both everyday living and family meals. Large front-facing windows flood the space with natural light, while floor-to-ceiling sliding doors open straight onto the private rear garden — perfect for entertaining, relaxing, or keeping an eye on children at play.

The kitchen is thoughtfully designed with a modern range of wall and base units, ample worktop space, and integrated appliances including an oven, hob, and fridge freezer. A separate door provides easy access to the garden, making outdoor dining and summer evenings effortless.

Upstairs, the first floor offers three comfortable, well-proportioned bedrooms and a family bathroom. The top floor is dedicated to a spacious double bedroom with built-in wardrobes and its own en-suite shower room, creating a peaceful and private retreat.

Outside, the rear garden begins with a paved seating area, ideal for morning coffee or alfresco dining, and leads to a lawn bordered by mature shrubs. Shared side access offers convenient access to the front of the property.

The home is ideally positioned close to Herne Hill, with its friendly village feel, excellent cafés, shops, and restaurants, as well as fast rail links to Victoria, Thameslink, and Blackfriars. Brockwell Park is just a short distance away and is perfect for weekend walks, with its popular lido and café. Brixton town centre is also easily accessible, offering a vibrant mix of shopping, dining, entertainment, and transport links, including the much-loved Ritzy Cinema.

EPC: D | Council Tax Band: E



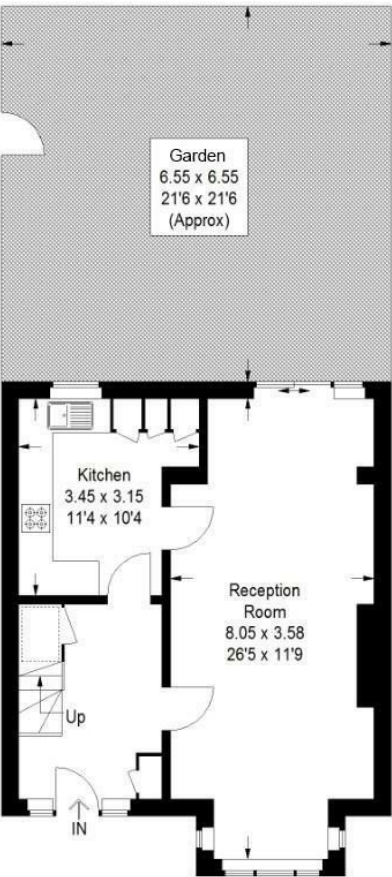
Floorplan

Trelawn Road, SW2

Approximate Gross Internal Area
126.7 sq m / 1364 sq ft



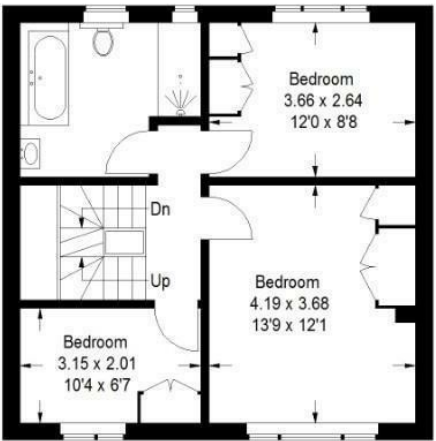
[Dashed line] = Reduced headroom below 1.5 m / 5'0



Ground Floor



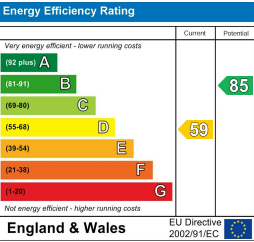
Second Floor



First Floor

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Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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