

**Brixton, SW2 | £450,000**

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# In General

- Two double bedrooms
- Large private balcony
- Private entrance to Brockwell Park
- Bike storage
- Chain free
- Communal gardens
- Great transport Links
- Secure gated development

# In Detail

A beautifully presented two-bedroom apartment with a private east-facing balcony overlooking Brockwell Park. The development benefits from a private residents' gate providing direct access into the park.

A short walk across Brockwell Park brings you to Herne Hill's independent shops, cafés, restaurants and popular Sunday market, making its charming village atmosphere part of everyday life.

Positioned on the second floor of a secure gated development, this bright home has been lovingly maintained by the current owners and is offered in excellent condition throughout. The accommodation comprises a spacious open-plan kitchen and living area, with contemporary cabinetry, ample storage and generous preparation space. There is room for comfortable seating and a dedicated dining area, with doors opening onto the balcony.

The property offers two bedrooms. The principal bedroom provides ample space for freestanding furniture, with a good sized second bedroom currently being used as a nursery. A contemporary bathroom completes the accommodation. Further benefits include communal gardens and secure cycle storage.

Brixton is also within easy reach via a door to door approximately 8 minute bus or short walk, offering a vibrant selection of cafés, restaurants, pubs, bars and entertainment.

Additional transport options include direct services from Herne Hill to London Victoria and Blackfriars, connections from Tulse Hill to London Bridge and the Victoria line from Brixton for access to the West End.

This is the perfect flat for anyone seeking the best of London living. A quiet morning coffee on a private balcony, unlimited walks through Brockwell Park and weekends enjoying Herne Hill's cafés and Sunday market, all within easy reach of central London.

EPC: B | Council Tax Band: D | Lease: 111 years remaining | SC: £2,842.03 pa | GR: £511pa | BI: £ Included in SC

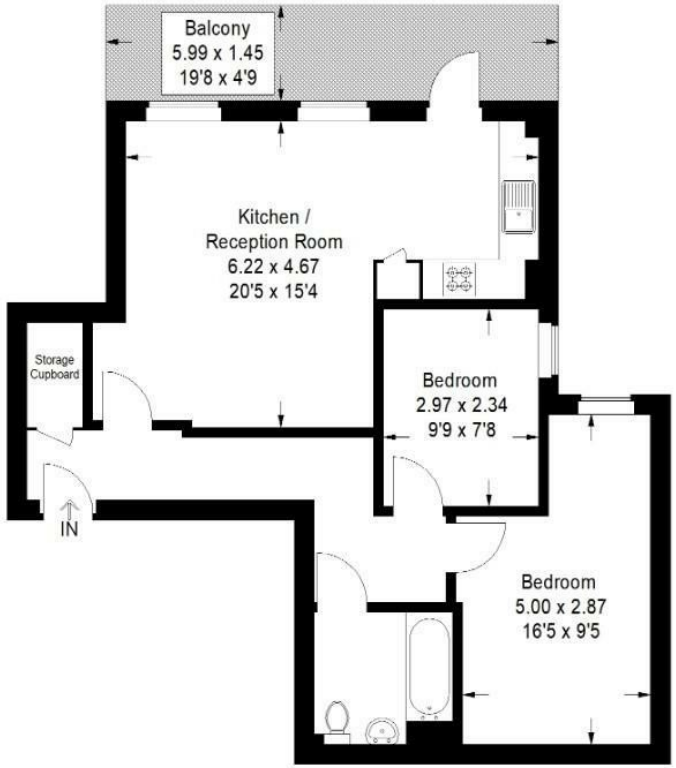





# Floorplan

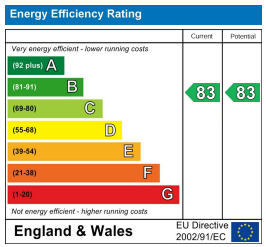
## Tulse Hill, SW2

**Approximate Gross Internal Area**
**61.4 sq m / 661 sq ft**




**Second Floor**

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Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
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