

Perran Road, SW2 | £615,000

02087029888

westnorwood@pedderproperty.com

pedder
We live local









In General

- Two double bedrooms
- Period property
- Large basement
- Private garden
- Share of freehold
- Great location
- Two bathrooms

In Detail

A beautifully presented two-bedroom apartment, discreetly positioned on the tucked-away Perran Road, SW2, offering an impressive blend of period charm, contemporary finishes and generous living space.

Extending to approximately 1,089 sq ft of internal accommodation, the property opens into a spacious open-plan reception room, featuring an attractive bay window with a charming window seat, original wood flooring and a striking feature fireplace. The modern kitchen is well-appointed with a range cooker, ample storage and generous preparation space, complemented by a brand-new dishwasher and plenty of room for dining, making it ideal for both everyday living and entertaining.

The property offers two substantial double bedrooms, both benefiting from direct access to the low-maintenance private garden, offering a quiet and peaceful space to relax, away from the surrounding bustle. The principal bedroom further benefits from a contemporary en-suite shower room, while a separate modern bathroom completes the accommodation.

Further benefits include a share of the freehold, an exceptionally spacious basement offering excellent storage potential, and underfloor heating throughout. The property is also ideally positioned close to the beautiful Brockwell Park, with its expansive green spaces, as well as a fantastic range of recreational facilities, including tennis and padel courts, the iconic Brockwell Lido, and a variety of local sports clubs.

Ideally situated to enjoy the amenities of Tulse Hill, Herne Hill, Dulwich and Brixton, the area offers excellent transport links across London. Tulse Hill station provides regular rail services to central London, including London Bridge and Blackfriars, while a range of local bus routes connects to Brixton, Clapham and neighbouring areas. .

EPC: C | Council Tax Band: C | Lease: 113 years remaining | SC: Adhoc | GR: Nill | BI: TBC

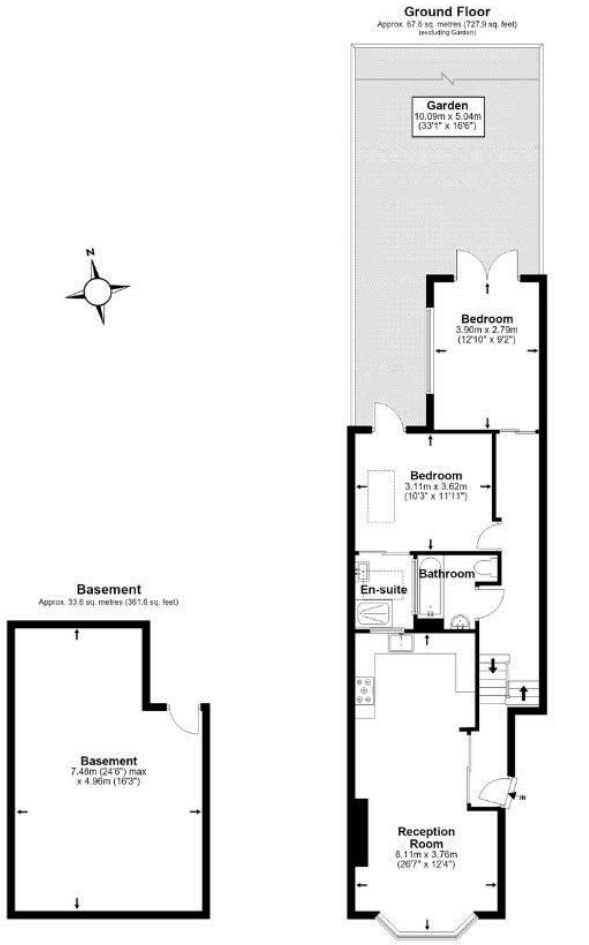




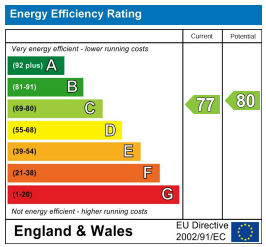

Floorplan

Perran Road, SW2
Total* = 101.2 sq. m / 1089.5 sq. ft
Ground Floor = 67.6 sq. m / 727.9 sq. ft
Basement = 33.6 sq. m / 361.6 sq. ft
[ ] = Reduced head room below 1.5m

pedder
We live local



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.