



Bodley Manor Way, SW2 | Guide Price £550,000

02087029888

westnorwood@pedderproperty.com

pedder
We live local



In General

- Four bedrooms
- Chain free
- Great location
- Light and bright
- Freehold

In Detail

GUIDE PRICE £550,000 - £575,000

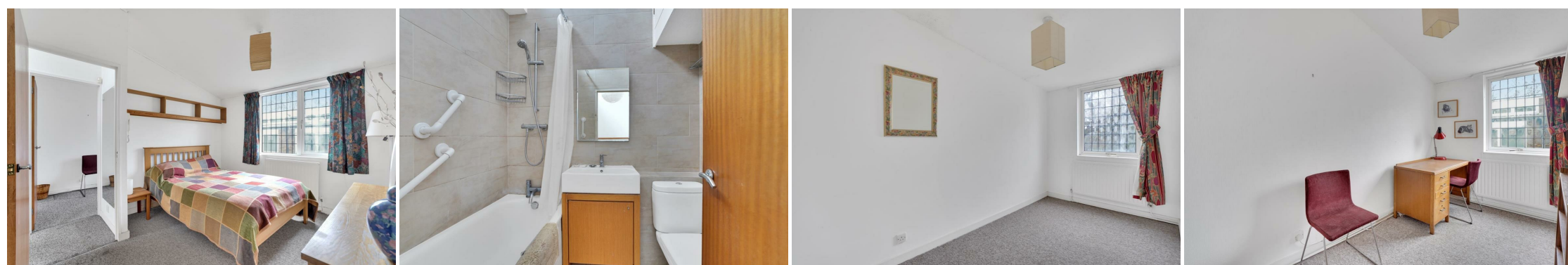
A well presented four-bedroom end-of-terrace home ideally positioned overlooking the open green spaces of Brockwell Park. The property offers well-balanced and versatile accommodation.

The ground floor features a spacious and well-appointed kitchen/diner, fitted with contemporary units and ample space for dining and entertaining, alongside a useful utility/larder cupboard and a convenient downstairs WC. To the rear, a generous reception room is flooded with natural light from the floor to ceiling windows and enjoys delightful views over the private garden and the park.

Upstairs, the property comprises four well-proportioned bedrooms, offering flexibility for family living, guest accommodation, or home working. The accommodation is completed with a fitted bathroom and excellent storage options throughout the home.

Ideally located, the property benefits from easy access to the vibrant amenities of Herne Hill, Tulse Hill, and Brixton, including a wide selection of independent shops, cafés, restaurants, and excellent transport links into Central London.

EPC: TBC | Council Tax Band: D



Floorplan

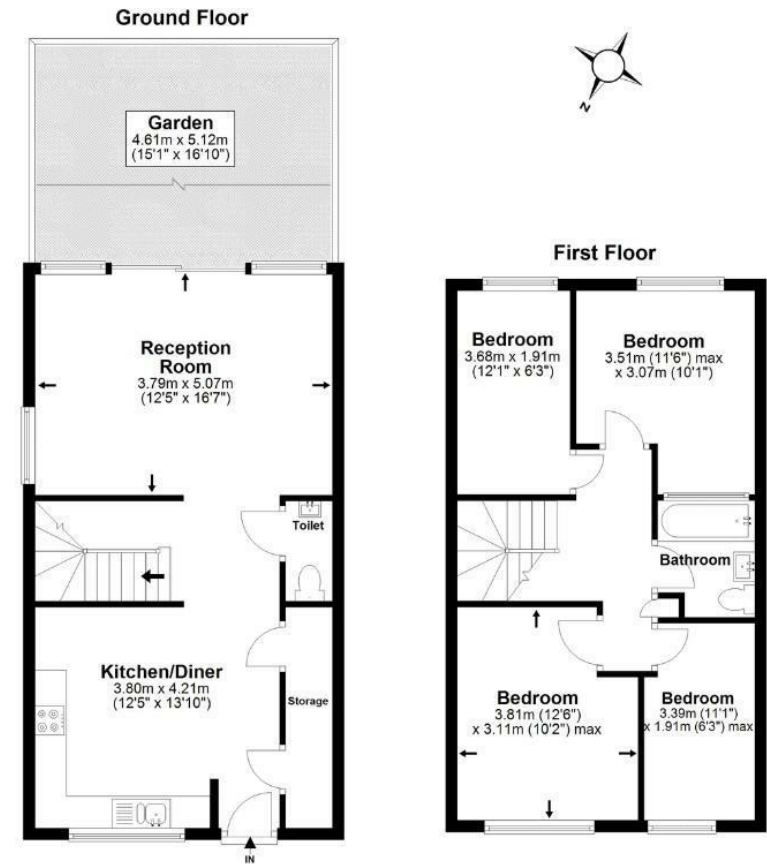
Bodley Manor Way, SW2

Total* = 95.1 sq. m / 1024.0 sq. ft

First Floor = 47.1 sq. m / 506.6 sq. ft

Ground Floor = 48.1 sq. m / 517.4 sq. ft

[] = Reduced head room below 1.5m



*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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
101 plus) A		
(81-101) B		
(61-81) C		
(41-61) D		
(21-41) E		
(1-21) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.