Elm Park, Brixton, SW2

4 bedroom house for sale

£1,000,000

Freehold

Property Details

An exquisite double-fronted end-of-terrace period house with a private garden plus a terrace. A stylish home with a versatile layout and an abundance of charm. Idyllically set opposite a church within the LTN and a leafy conservation area, feeling uncrowded. To the front sit two receptions, one with dual aspect windows, a French door to the garden, original floorboards and high ceilings plus a wood-burning stove. The second characterful reception is currently a home office. The kitchen has a country style feel and dining table with garden views plus door to outside. A separate utility tucks the laundry away. The private garden is walled, an adaptable space with gates for off-street parking. To the first floor are three double bedrooms, a bathroom and additional W.C. Two of the bedrooms are particularly large, one with dual aspect windows including a bay overlooking the garden. The fourth bedroom is on the top floor, with a with a mezzanine bed. Leading off this bedroom is a terrace, ideal for watching the sun set. There is also a cellar, solar water heater, certificate of structural adequacy and the boiler and electrics are up to specification.

Council tax band E   **EPC rating D (60)**

Features

- Four bedrooms
- Two reception rooms
- Double-fronted end-of-terrace period house
- Private garden and terrace
- Off-street parking if desired
- Precedent & scope for multiple extensions STNP
- Solar water heater
- Wood-burning stove
- Short stroll to Central Brixton, Victoria Line & Brockwell Park
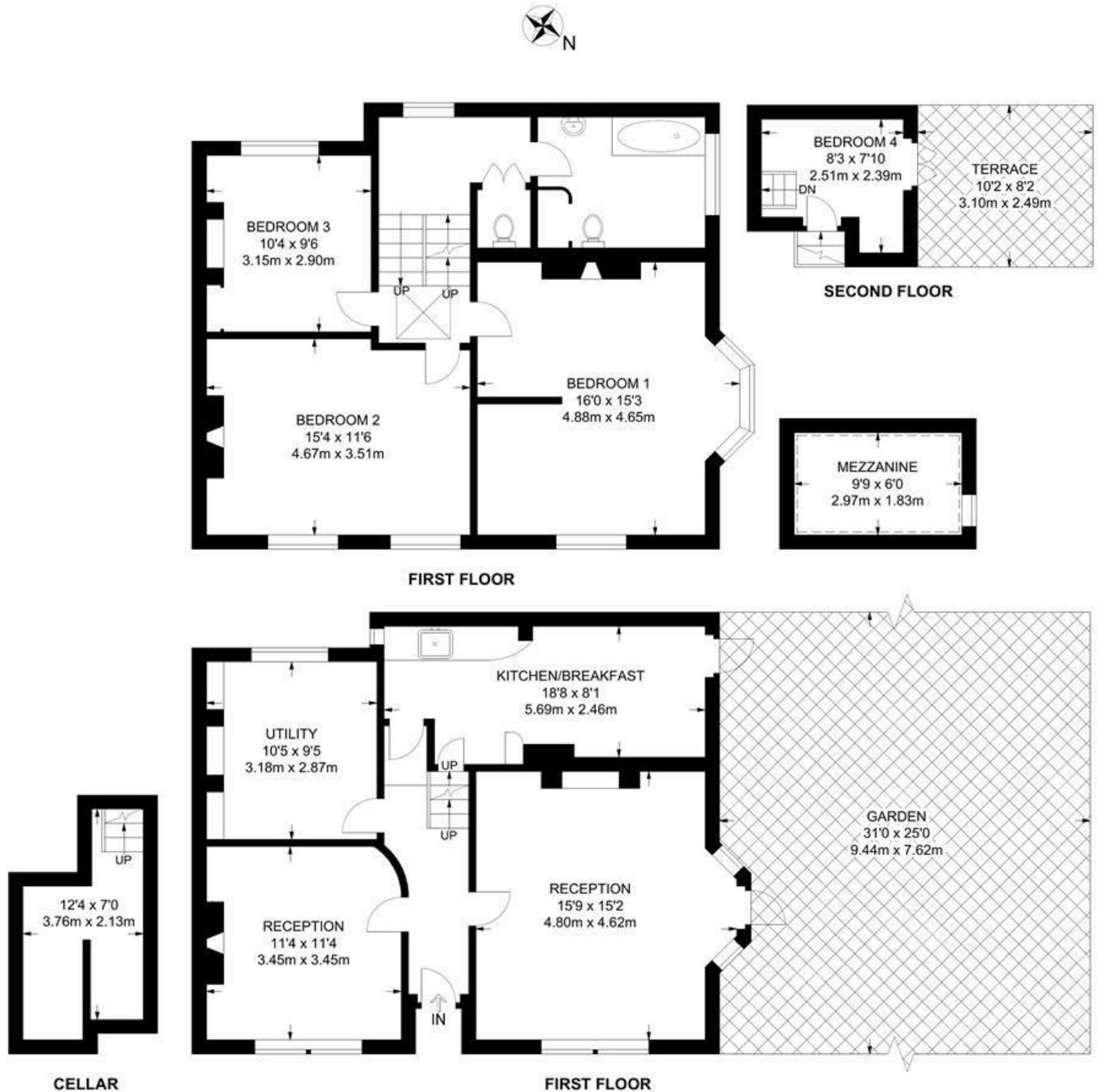- Freehold & chain-free

Keating K Estates

Elm Park, SW2
4 Bedroom House

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **1564 SQ FT / 145.3 SQ M**
APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: **1492 SQ FT / 138.6 SQ M**

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BEDROOM 3
10'4 x 9'6
3.15m x 2.90m

BEDROOM 2
15'4 x 11'6
4.67m x 3.51m

BEDROOM 1
16'0 x 15'3
4.88m x 4.65m

UP UP

BEDROOM 4
8'3 x 7'10
2.51m x 2.39m
DN

TERRACE
10'2 x 8'2
3.10m x 2.49m

SECOND FLOOR

MEZZANINE
9'9 x 6'0
2.97m x 1.83m

FIRST FLOOR

KITCHEN/BREAKFAST
18'8 x 8'1
5.69m x 2.46m

UTILITY
10'5 x 9'5
3.18m x 2.87m

UP
UP

GARDEN
31'0 x 25'0
9.44m x 7.62m

RECEPTION
15'9 x 15'2
4.80m x 4.62m

RECEPTION
11'4 x 11'4
3.45m x 3.45m

UP
12'4 x 7'0
3.76m x 2.13m

IN

CELLAR

FIRST FLOOR

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While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.