

**Probyn Road, Tulse Hill, SW2**

2 bedroom flat - conversion for sale

**£585,000**

Leasehold

## Property Details

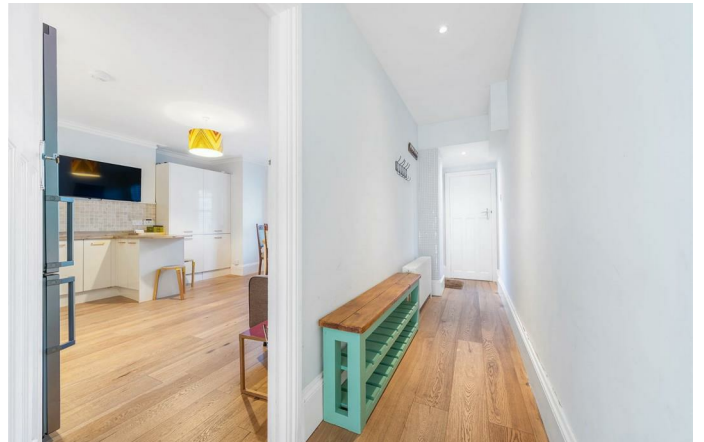
A fantastic two double bedroom Victorian garden flat with a private entrance, secluded wrap-around garden, versatile garden studio and a bright study area, peacefully nestled within a desirable residential pocket. Entered via its own front door, the flat opens into a smart hallway leading to a generous open-plan reception with high ceilings, bay window with plantation shutters, and sociable kitchen with breakfast bar. Stylish wood flooring flows throughout, enhancing the sense of cohesion. A vibrant study area sits centrally, with French doors flowing onto the private garden for a calming indoor-outdoor feel. The wrap-around garden offers a peaceful retreat with a gravelled dining area, lawn, and a flexible garden studio—ideal as a guest room, office, gym, or outdoor bar—with a separate store room. Both bedrooms are tucked quietly to the rear, the principal with further French doors to the garden, and the second double with sash window and alcove storage. A sleek bathroom and additional hallway storage complete this charming home, with potential to extend STNP.

## Features

- Two double bedrooms
- Private garden with garden studio
- Study area
- Victorian conversion with private entrance
- A sizeable 850 square feet
- Local shops, pubs and restaurants
- Train station a three-minute walk
- West Norwood High street a six-minute walk
- Brockwell Park under a fifteen-minute stroll
- Chain-free

Council tax band C    EPC rating C (72)









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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **762 SQ FT / 71 SQ M**  
TOTAL AREA (INCLUDING OUTBUILDING): **850 SQ FT / 79 SQ M**



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.

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