



Merredene Street, Brixton, SW2

2 bedroom house for sale

£699,950

Freehold

Property Details

This exceptional two-bedroom Victorian terraced house on Merredene Street, Brixton combines period charm with modern convenience and a private courtyard garden. Extensively renovated in 2011, it benefits from new plumbing and electrics, underfloor insulation and a replacement roof, creating a comfortable and efficient home. A welcoming hallway leads to a spacious double reception with continuous flooring throughout the ground floor. The front lounge is filled with natural light from a bay window and centres on a feature fireplace, while the dining area includes built-in shelving within the alcoves. The kitchen and breakfast room feature white gloss cabinetry, walnut worktops and integrated appliances. A large skylight and glazed door open to the South-West facing courtyard, a tranquil low-maintenance retreat with raised planters and space for outdoor dining. Upstairs are two generous double bedrooms with decorative fireplaces, plus a spacious bathroom with a roll-top bath and separate shower. A loft offers storage or potential to extend, subject to permissions. Close to Brixton, Herne Hill and Brockwell Park with excellent transport links.

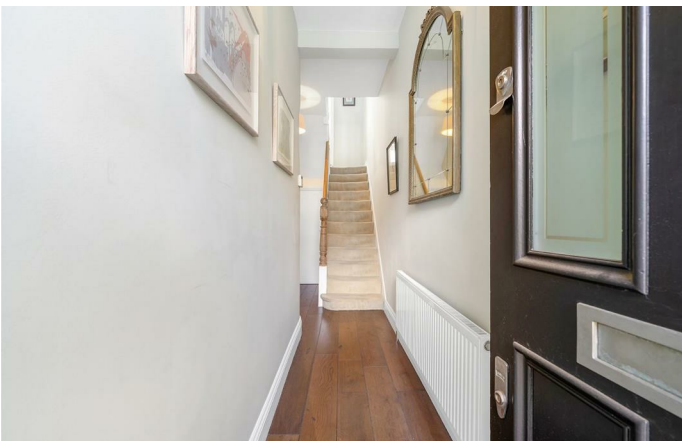
Council tax band D

EPC rating D (68)

Features

- Two double bedrooms
- Victorian house
- Private courtyard garden
- Neutrally presented
- Spacious bathroom
- Potential to extend in to loft (subject to planning permission)
- A quiet residential street tucked off Brixton Hill
- Brixton a twenty-minute walk or seven-minute bus ride
- Brockwell Park just a thirteen minute stroll
- Freehold

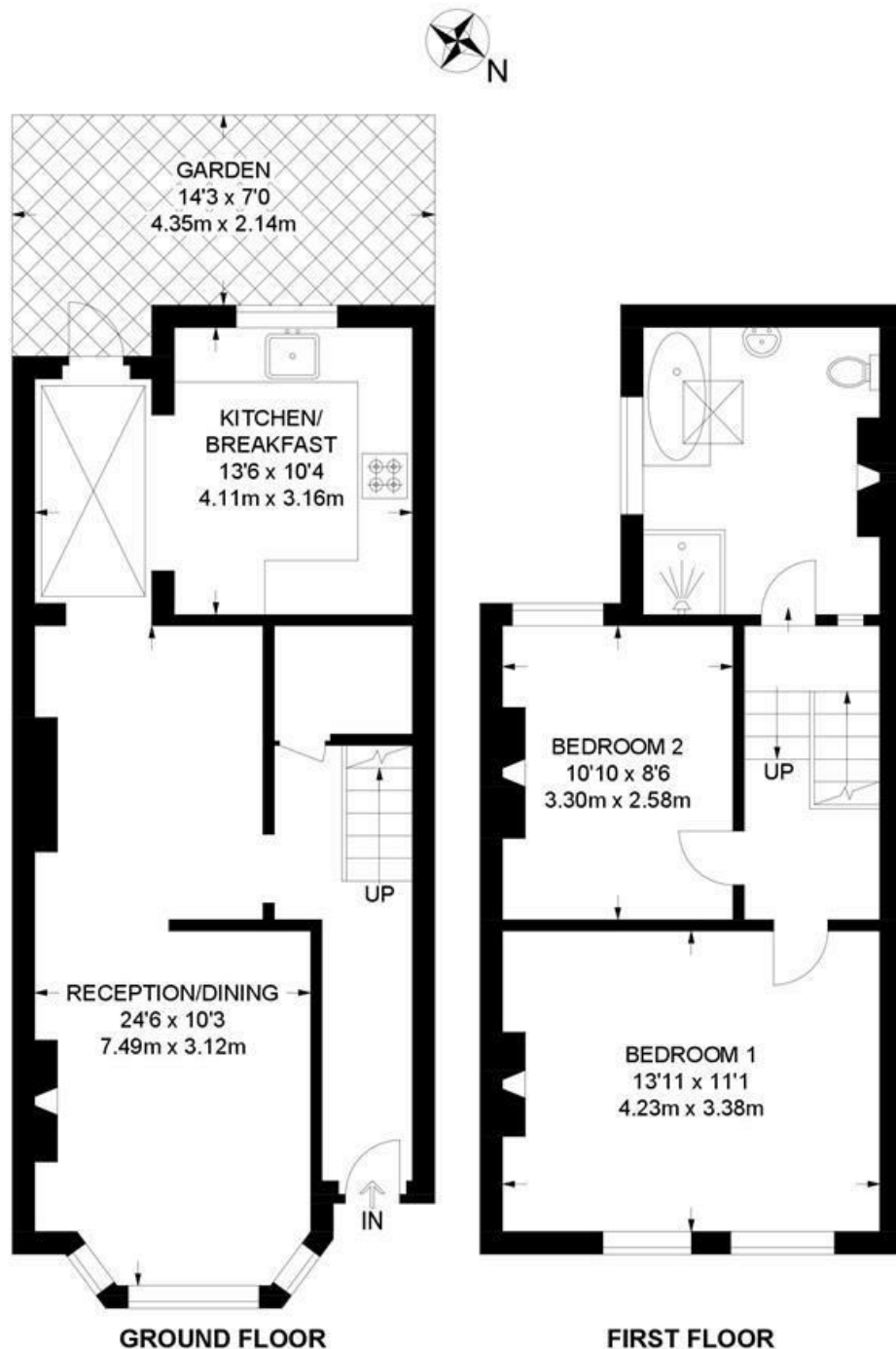




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2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 860 SQ FT / 80 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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