

**Brockwell Park Row, Brixton, SW2**

4 bedroom house for sale

**£1,100,000**

Freehold

## Property Details

This beautifully arranged four-bedroom house overlooks Brockwell Park and is set within a private gated development with a dedicated off-street parking space. Arranged across three floors, the home offers generous proportions and a wonderful balance of living and entertaining space, complemented by a private garden and attractive park views. The property opens into a welcoming reception room to the front, a bright and comfortable space with large windows allowing natural light to pour in throughout the day. To the rear, a sociable kitchen and dining room offers extensive cabinetry and ample space for a large dining table, creating an ideal setting for everyday living and entertaining. A charming conservatory leads directly out to the private garden, a peaceful and low-maintenance outdoor space perfect for relaxing or hosting guests. Across the upper floors are four well-proportioned bedrooms, including a spacious principal bedroom with en-suite shower room. The second bedroom enjoys French doors opening onto a private terrace overlooking the park, while the remaining bedrooms are served by a family bathroom. Residents also benefit from a private gate providing direct access into Brockwell Park.

Council tax band F    EPC rating C (72)

## Features

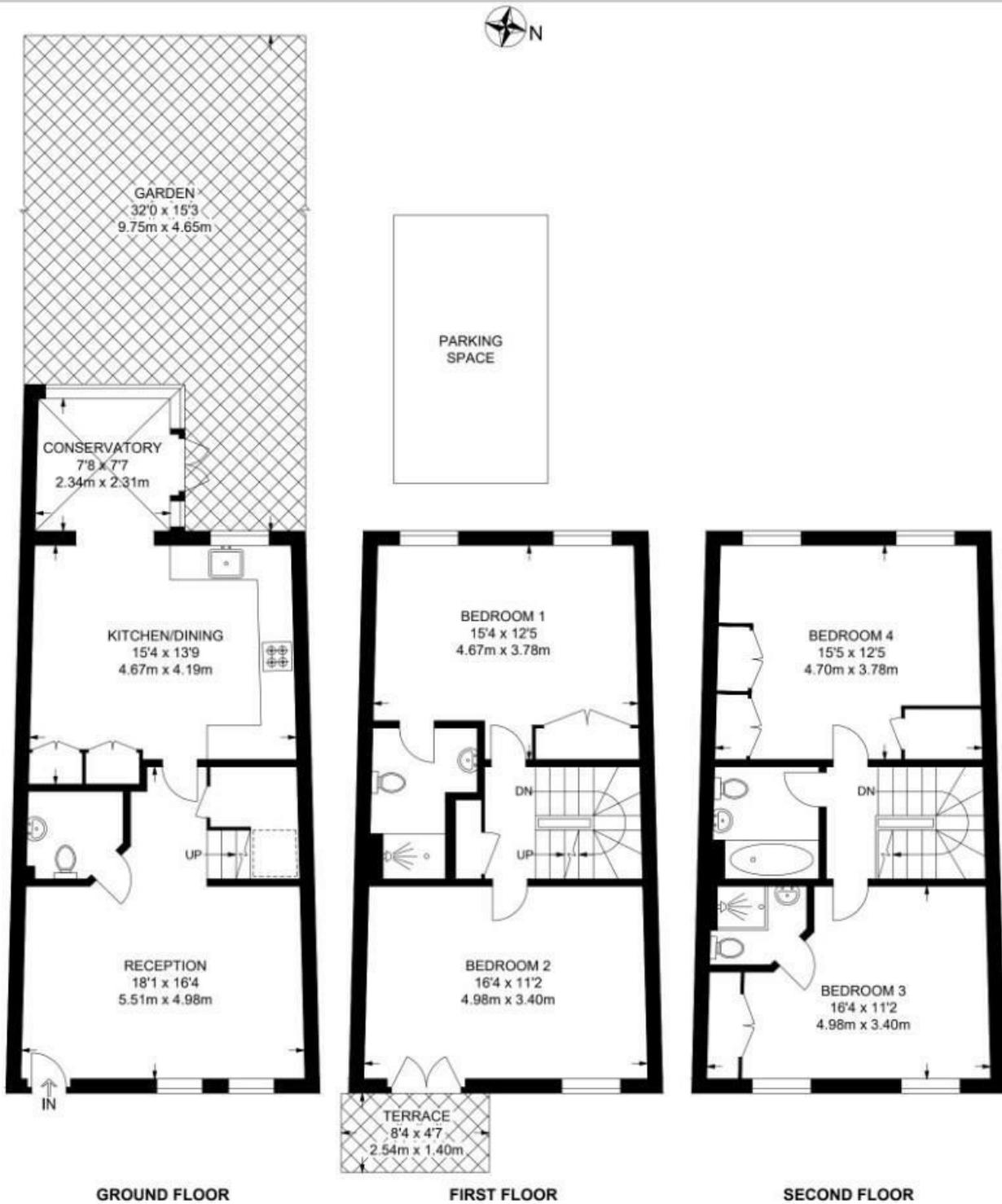
- Four double bedrooms
- Three bathrooms plus downstairs WC
- Private garden & bedroom terrace
- Gated private development overlooking Brockwell Park
- Off-street parking space
- Local amenities and eateries
- Herne Hill a ten-minute stroll across the park
- Brixton a fifteen-minute walk away
- Excellent transport links



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**4 Bedroom House**

APPROXIMATE GROSS INTERNAL AREA: 1506 SQ FT / 139.9 SQ M



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



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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