



**Probyn Road, SW2**

**£670,000**

2 bedroom flat - conversion for sale

## Property Details

A smart and characterful property, boasting an impressive reception room complete with a large bay window, bespoke storage and an attractive feature fireplace, this room is perfect to relax and unwind or entertain guests. Nestled just behind the front room at the rear of this floor is a separate, well-equipped and spacious eat-in kitchen with plenty of storage options and surface space. Modern integrated appliances allow room for a large dining table, with views over the peaceful garden. The bedrooms are both well-proportioned doubles. The master bedroom is exceptionally large, spanning the width of the house and complete with a bright bay window, abundant built-in storage and an en-suite bathroom. The second bedroom resides peacefully at the rear and is followed by a useful utility room that leads out to the impressively sized private garden. This charming home is completed by a well-appointed family bathroom.

## Features

- Two double bedrooms
- Two bathrooms
- Victorian conversion
- Split-level
- Private garden
- Bright and airy with high ceilings
- Almost 1200 square feet of internal space
- Minutes from Tulse Hill station
- Close to Brockwell Park

Council tax band E    EPC rating D (55)







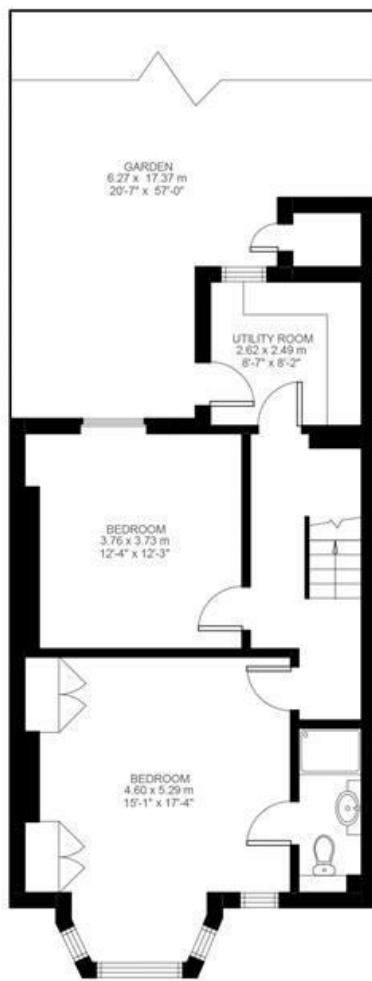
# Probyn Road

## 2 Bedroom Flat

Approx internal area:

**1171 sqft 109 sqm**

While we do 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



Lower Ground Floor



Raised Ground Floor





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