



## BRADING ROAD BRIXTON



**SOLD**

**REF: 1013598**

### **2 Bed, Conversion Apartment, Private Garden**

Split level - Great transport links - Two bedroom conversion - Close to Brockwell Park -

A great opportunity to own this immaculate split level first floor two bedroom conversion. The property comprises an enormous sitting room with original marble fireplace. There is a fully fitted kitchen with integrated appliances leading down to well kept courtyard garden. The property has a large double second bedroom. Upstairs there is a very spacious master bedroom. Located close to the open spaces of Brockwell Park and Brixton's transport links, we strongly recommend you view it at your ea... [continued below](#)

**Train/Tube** - Streatham Hill, Tulse Hill, Brixton, Clapham Common

**Local Authority/Council Tax** - Lambeth

**Tenure** - Freehold



# BRADING ROAD BRIXTON



Master Bedroom



Kitchen



Bedroom



Sitting room



Garden



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## Brading Road, London, SW2

APPROX. GROSS INTERNAL FLOOR AREA 908 SQ FT 84.3 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Located close to the open spaces of Brockwell Park and Brixton's transport links, we strongly recommend you view it at your earliest opportunity.

Call Dulwich Sales on 0208 299 8300.

Master Bedroom

Kitchen

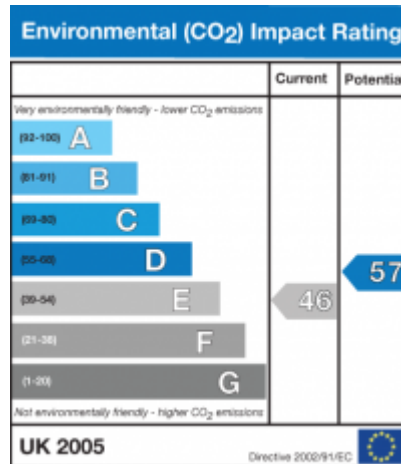
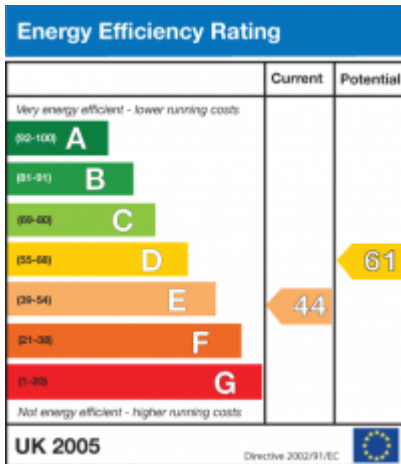
Bedroom

Sitting room

Garden

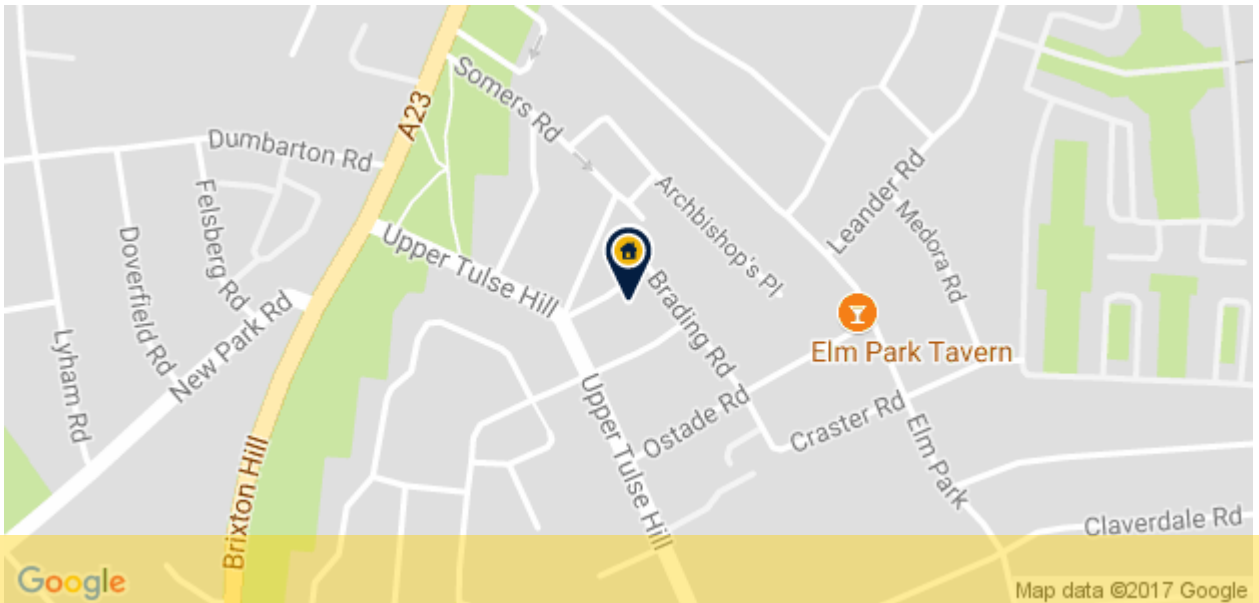


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## When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Property Management Office quoting 1013598

## DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

## PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.