



DALBERG ROAD, SW2
£1,650,000 FREEHOLD

SPACIOUS VICTORIAN FAMILY HOME WITH A SOUTH-WEST-FACING GARDEN, IDEALLY LOCATED IN BRIXTON

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DESCRIPTION:

This beautifully presented five-bedroom Victorian house offers an exquisite blend of period charm and contemporary living on the extremely desirable Dalberg Road, nestled between central Brixton and Herne Hill.

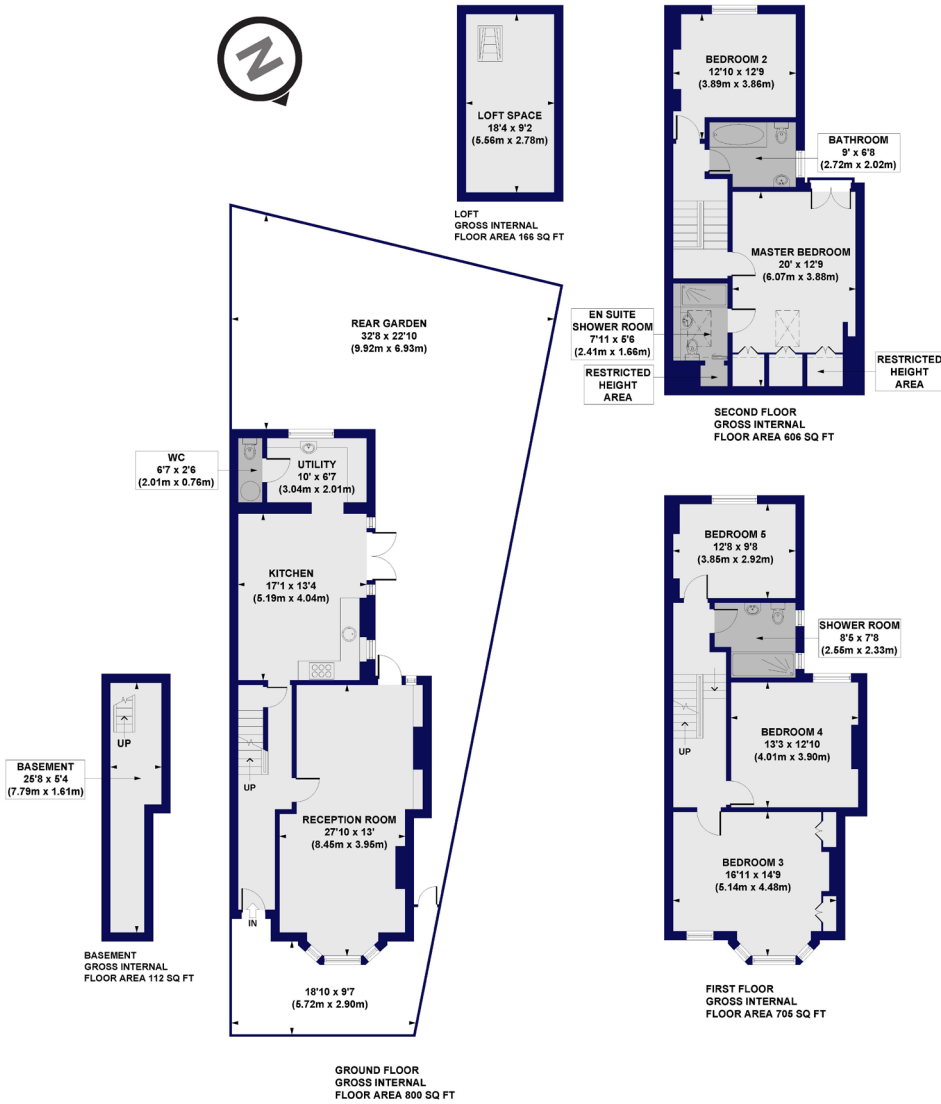
Set on a quiet, tree-lined residential street, the property provides an ideal family home with generous living spaces and a thoughtful layout over three floors. The ground floor features a bright and welcoming double reception room, perfect for entertaining, and a stylish eat-in kitchen which opens generously onto a sunny, south-west-facing garden. A convenient, separate utility room leads on from this charming space. On the first floor are three of the five bedrooms, all comfortable doubles. There is a luxurious family bathroom also located on this floor. Stairs lead up to two further generously sized bedrooms, one of particularly considerable space and with a full en-suite bathroom and eaves storage. There is also a third family sized bathroom on the second floor. The location is second to none with Brockwell Park, and it's iconic Lido, leafy Herne Hill and eclectic Brixton all on your doorstep. Dalberg Road is also conveniently situated for excellent transport links, with Herne Hill mainline station (Thameslink) and Brixton tube station (Victoria line) nearby, making commuting to the City and West End a breeze.





Dalberg Road, SW2

Approx. Gross Internal Floor Area 2389 sq. ft / 222.00 sq. m (Including Restricted Height Area & Loft)
 Approx. Gross Internal Floor Area 2168 sq. ft / 201.37 sq. m (Excluding Restricted Height Area & Loft)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			80
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-58) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Freehold

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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