



PORDEN ROAD, SW2  
£1,300,000 FREEHOLD

## BEAUTIFULLY DESIGNED HOME IN THE HEART OF BRIXTON

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## DESCRIPTION:

Nestled in the heart of Brixton, just moments from the vibrant energy of Brixton Village and its renowned culinary scene, this stunning home balances period charm with contemporary design. Porden Road offers the best of urban living, with Brixton Underground and Mainline stations within walking distance, providing swift access to the Victoria Line and key transport links across London.

Step inside to find a thoughtfully designed space where classic features meet modern elegance. The ground floor flows seamlessly from a stylish reception room with a bay window into a spacious dining area and open-plan kitchen, enhanced by exposed brickwork, striking cabinetry, and large skylights that flood the space with natural light. Upstairs, generous bedrooms offer comfort and character, with the principal suite occupying the top floor, featuring ample storage and a bright, airy feel. The private rear patio garden provides a peaceful retreat, perfect for entertaining or unwinding.

A rare blend of character, space, and convenience, this home is an exceptional find in one of Brixton's most sought-after locations.











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TOTAL: 1785 sq. ft., 165.8 m2  
 GROUND FLOOR: 883 sq. ft., 82 m2, FIRST FLOOR: 560 sq. ft., 52 m2, SECOND FLOOR: 324 sq. ft., 30 m2  
 EXCLUDED AREAS: PATIO: 450 sq. ft., 42 m2, BAY WINDOW: 4 sq. ft., ATTIC: 156 sq. ft., 14 m2,

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 Winkworth. 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.



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.

**Tenure:** Freehold

**Council Tax Band:** E

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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