



LYHAM ROAD, SW2
£685,000 LEASEHOLD

A UNIQUE ONE DOUBLE BEDROOM, SPLIT-
LEVEL APARTMENT LOCATED IN-BETWEEN
CLAPHAM AND BRIXTON HIGH STREETS

Herne Hill | 020 7501 8950 | hernehill@winkworth.co.uk

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DESCRIPTION:

Nestled within a highly coveted Victorian school conversion on a tranquil, tree-lined residential street, perfectly situated between Clapham and Brixton High Streets, Park Lofts seamlessly blends historic charm with modern, bespoke design. This property is set within securely gated, meticulously manicured grounds and includes both direct access to outdoor space and off-street parking. This ground-floor apartment boasts its own demised front patio garden, welcoming you through double doors into an expansive main living area. The space features original wood flooring, large period windows, and an open-plan modern kitchen with ample storage and a utility room. The entire mezzanine level is dedicated to a spacious bedroom and reception area, complete with a private bathroom and generous wardrobe space. This property is a rare find for those seeking a private sanctuary, offering peace and tranquillity while being conveniently close to both Brixton and Clapham. Enjoy the vibrant cafes, bars, and restaurants of Brixton, with attractions like Brixton Village, POP Brixton, The Ritzy cinema, and the iconic Brixton Academy within walking distance. Just a short stroll in the other direction brings you to Clapham High Street, known for its lively nightlife, diverse culinary options, and the charming Abbeville Village. The property is well-served by excellent transport links, including the Northern Line (Clapham North and Clapham Common stations), the Victoria Line (Brixton station), and frequent buses from Brixton Hill, providing swift access to central Brixton and beyond.

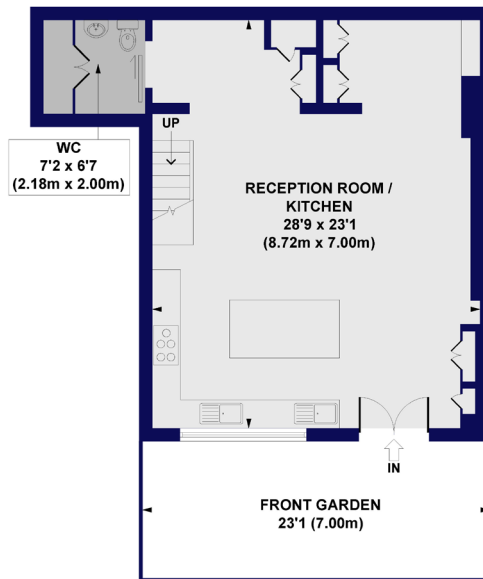
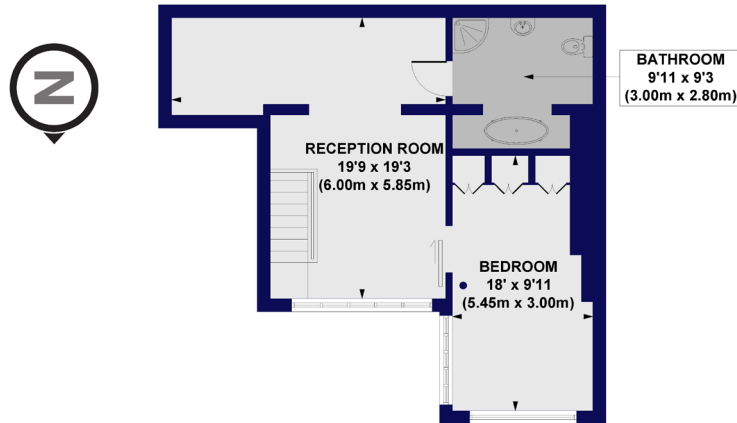
AT A GLANCE

- Coveted Victorian school conversion
- Tranquil, tree-lined residential street
- Between Clapham and Brixton
- Secure, gated manicured grounds
- Direct outdoor space access
- Off-street parking available
- Expansive open-plan living area, wood flooring
- Mezzanine bedroom, private bathroom
- Excellent transport links nearby





Lyham Road, SW2
Approx. Gross Internal Floor Area 1277 sq. ft / 118.65 sq. m



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.



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	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-58) F	
(1-20) G	
Not energy efficient - higher running costs	
80	84
England, Scotland & Wales	EU Directive 2002/91/EC

Tenure: Leasehold
Term: 974 years and 9 months
Service Charge: £5318.72 per annum
Council Tax Band: D

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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