



DALBERG ROAD, SW2
£625,000 SHARE OF FREEHOLD

CHARACTERFUL TWO-BEDROOM PERIOD CONVERSION IN THE HEART OF BRIXTON

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DESCRIPTION:

Situated in the heart of Brixton, this beautifully presented two-bedroom period conversion offers a perfect blend of charm and practicality. Set within an attractive Victorian terrace, this first-floor flat boasts a bright and spacious reception room, with elegant bay windows that allow natural light to pour in, creating a warm and inviting atmosphere.

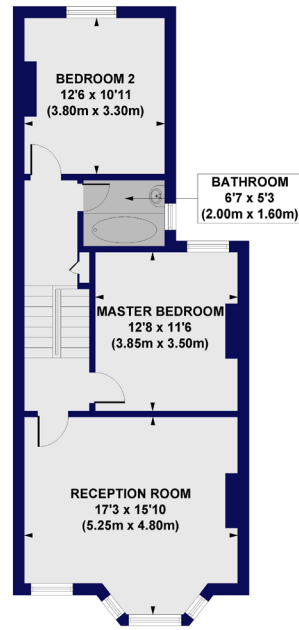
The property features two well-proportioned bedrooms, both offering generous space and versatility, whether for comfortable living, a home office, or guest accommodation. The separate kitchen-diner is well-equipped, providing ample storage and workspace, with room for dining—perfect for entertaining or everyday meals. A modern bathroom with contemporary fittings completes the interior.

Located just moments from Brixton's vibrant cultural hub, with an array of independent cafés, restaurants, and markets, as well as Brixton Station (Victoria Line) for swift connections into Central London. This is a fantastic opportunity for first-time buyers or investors looking for a stylish home in a sought-after location.





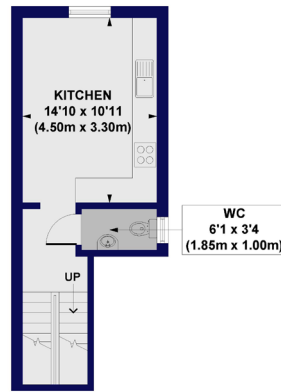
Dalberg Road, SW2
Approx. Gross Internal Floor Area 962 sq. ft / 89.41 sq. m



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 683 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 22 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 257 SQ FT

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		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold

Term: 987 year and 8 months

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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