



BEECHDALE ROAD, SW2

£5,500 PER MONTH FURNISHED, PART FURNISHED, UNFURNISHED

A MODERN MASTERPIECE IN THE HEART OF BRIXTON

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Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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DESCRIPTION:

Available from 1st May and offered furnished or part-furnished, this meticulously refurbished Victorian home in the heart of Brixton blends timeless elegance with modern sophistication. Spanning four beautifully designed floors, this property boasts an exceptional architectural finish completed in 2023, enhanced by high-end fittings and the expertise of an interior designer. As you step into the home, you are greeted by light-filled reception rooms featuring restored period details and bespoke interiors. The open-plan Roundhouse custom kitchen and dining area is a showstopper, equipped with premium Swiss appliances, including a steam oven and warming drawer. Adjacent to this space is a separate scullery, adding both charm and functionality. On the first floor, you'll find a dedicated laundry area fitted with Miele appliances, as well as a convenient utility room, ensuring practicality at every level of this thoughtfully designed home. Each of the four spacious bedrooms is carefully curated, with the principal suite boasting a bespoke en-suite bathroom. The property's numerous skylights, all rain-sensor controlled, flood the interiors with natural light. For peace of mind, full Banham locks, a perimeter vibration alarm on all windows, and Nest Wi-Fi-controlled fire and security systems are in place. The south-facing garden, designed by a landscape professional, features timed irrigation and a remote lighting system, making it perfect for entertaining or relaxing. Technological touches include Cat 6 fibre throughout, Buster+Punch lighting and electrics, and Nest Wi-Fi-controlled thermostats. This highly efficient property is equipped with a heat pump, which is rare for a Victorian home, ensuring energy efficiency. It has been fully insulated, including the walls and underfloor heating, and features solar panels. These updates contribute to lower energy bills than the average property, making this an excellent choice for those seeking sustainability without compromising on style and comfort. Positioned on a tree-lined street, this home is just a short stroll from the vibrant amenities of Brixton and the tranquillity of Brockwell Park. The proximity to Brixton Tube Station (Victoria Line) ensures quick and seamless connections to central London.

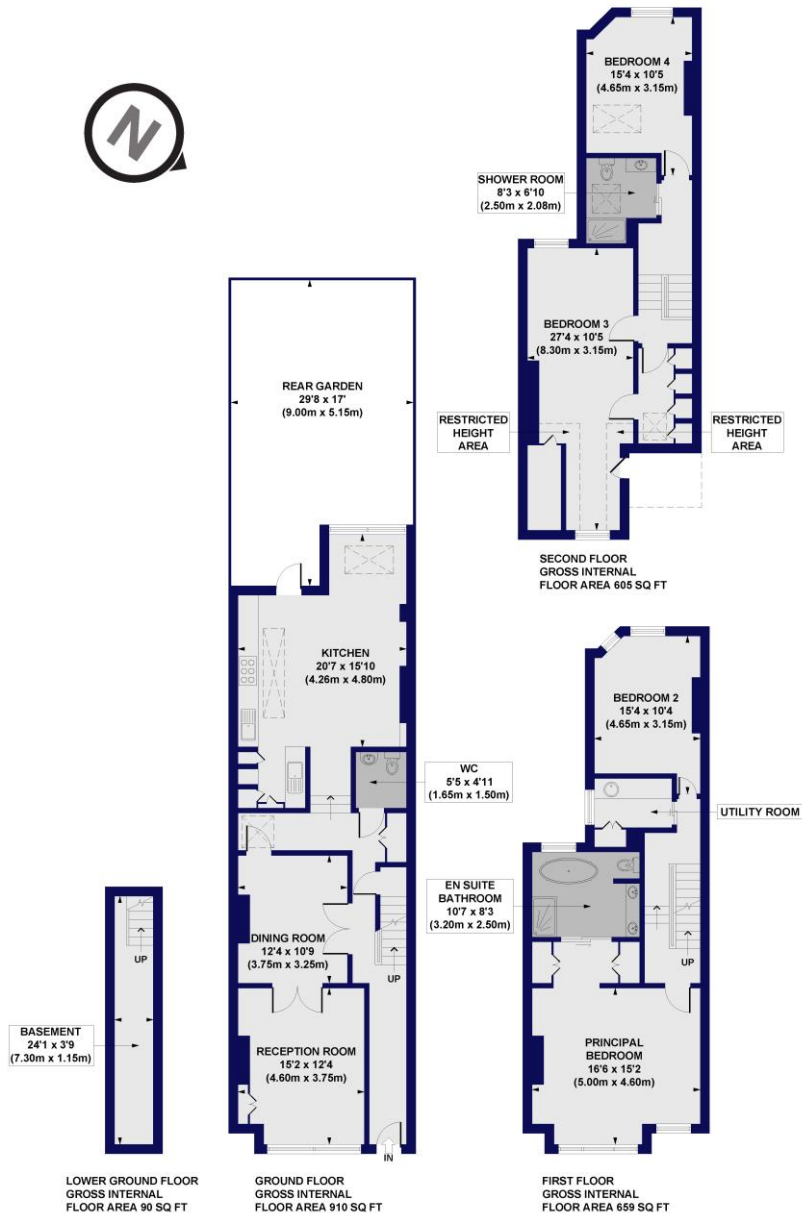




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Approx. Gross Internal Floor Area 2265 sq. ft / 210.42 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 2260 sq. ft / 203.96 sq. m (Excluding Restricted Height Area)



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.



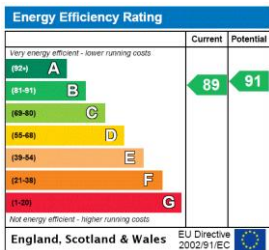
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Deposit: Six weeks deposit

Holding Deposit: 1 weeks deposit

Council Tax Band: TBC

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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