



BRIXTON WATER LANE, SW2  
£850,000 FREEHOLD

## A DETACHED SINGLE STOREY TWO-BEDROOM CONVERTED WORKSHOP WITH LOFT-STYLE LIVING ON BROCKWELL PARK

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**DESCRIPTION:**

Nestled in a sought-after location between Brixton and Herne Hill, this hidden gem offers a private sanctuary complete with off-street parking, a substantial private garden, and its own entrance. Combining charm and practicality, this ground-floor home is perfectly suited for those seeking a spacious and versatile living space with easy access to vibrant local amenities.

Upon entering, the property unveils a large open-plan reception and dining room, flooded with natural light thanks to its dual-aspect windows and skylights. This flexible space serves as an ideal setting for both entertaining and relaxing. Adjacent, the fully equipped kitchen boasts ample storage, a stylish range cooker, dishwasher, fridge-freezer, and washing machine, ensuring convenience and style in equal measure.

Towards the rear, two generously proportioned double bedrooms await. The principal bedroom features fitted wardrobes and enjoys dual-aspect views of the wrap-around garden, creating a serene retreat. The recently renovated bathroom complements the home with a sleek design, including a bath with overhead and handheld showers, a contemporary wash basin, and a WC. A new boiler adds modern efficiency.

This property benefits from its proximity to the thriving hubs of Brixton and Herne Hill, with an array of restaurants, cafes, and markets within walking distance. Nearby Brockwell Park and its iconic lido provide green spaces for recreation. Families will appreciate the reputable primary schools and nurseries close by. Commuters are well-served with excellent train and tube links from Herne Hill and Brixton stations, alongside reliable bus services right outside the property.

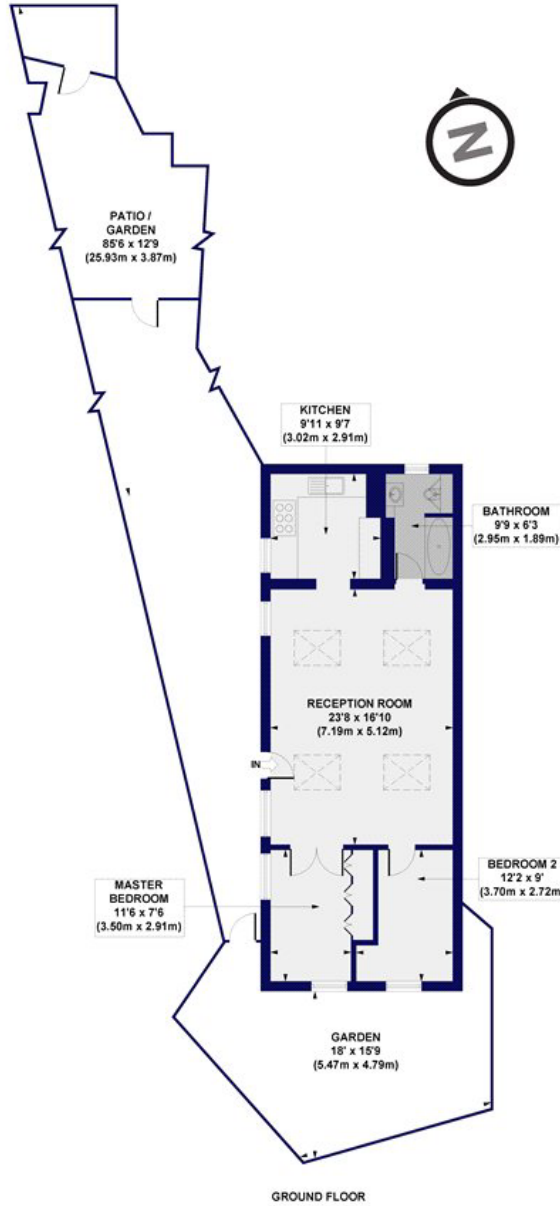








**Brixton Lane, SW2**  
**Approx. Gross Internal Floor Area 791 sq. ft / 73.45 sq. m**



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	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	86
(69-80) <b>C</b>	
(55-68) <b>D</b>	62
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

**Tenure:** Freehold

**Council Tax Band:** C

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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