



## Combermere Road, London, SW9

£800,000 Freehold

A fantastic opportunity to acquire a beautifully finished two-bedroom detached freehold Victorian house with south-facing garden, located in between Brixton and Clapham North stations. EPC Rating E.

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## LOCATION

Situated on Combermere Road which is found between Nealden Street and Hargwyne Street off Landor Road. There are an abundance of local amenities to include supermarkets, shops and restaurants not to mention the ever-changing Brixton, with the hugely popular 'Pop Brixton', complete with pop up bars and restaurants and Brixton Market, which offers a variety of fruit and vegetables stalls, butchers and fishmongers.

## DESCRIPTION

As you enter the house on the ground floor you are greeted by a spacious reception room with high ceilings and wooden flooring throughout. The space provided allows for a large sofa, coffee table, and dining table and chairs.

Open to the reception, you will find a modern fully fitted kitchen which leads out onto the south-facing garden behind. The kitchen has been finished beautifully with plenty of storage and worktop space, as well as an integrated gas hob with extractor fan above and electric fan powered oven below, and space for dishwasher and fridge/freezer.

The garden is accessed from the kitchen via French glass doors and has been well designed with paving stones and a large seating area for al-fresco dining/entertaining.

The cellar has been cleverly converted into a flexible space which could be used as a study or gym and offers plenty of storage. There is also a bathroom on this level and includes a large stand-alone shower, W.C, sink with vanity mirror and floor to ceiling heated towel rail. There is also additional storage and ample space for a washing machine.

The first floor comprises two great-sized double bedrooms. The master bedroom is a wonderfully bright space owing to large sash windows at the front. There is plenty of space for free-standing furniture as well as space for a super-king-sized bed.

The second bedroom behind provides space for a double bed and furniture with views on to the rear garden.

The main bathroom at the rear is both spacious and modern and is equipped with an enormous walk-in rainfall shower, separate bath, sink, with storage below, and vanity mirror above, and finally a heated towel rail. There is separate W.C. next door with sink.

## LOCAL AUTHORITY

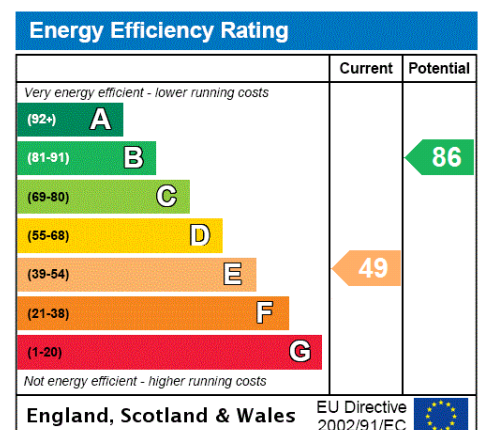
Lambeth, London  
Council Tax Band A

## TENURE

Freehold

## DIRECTIONS

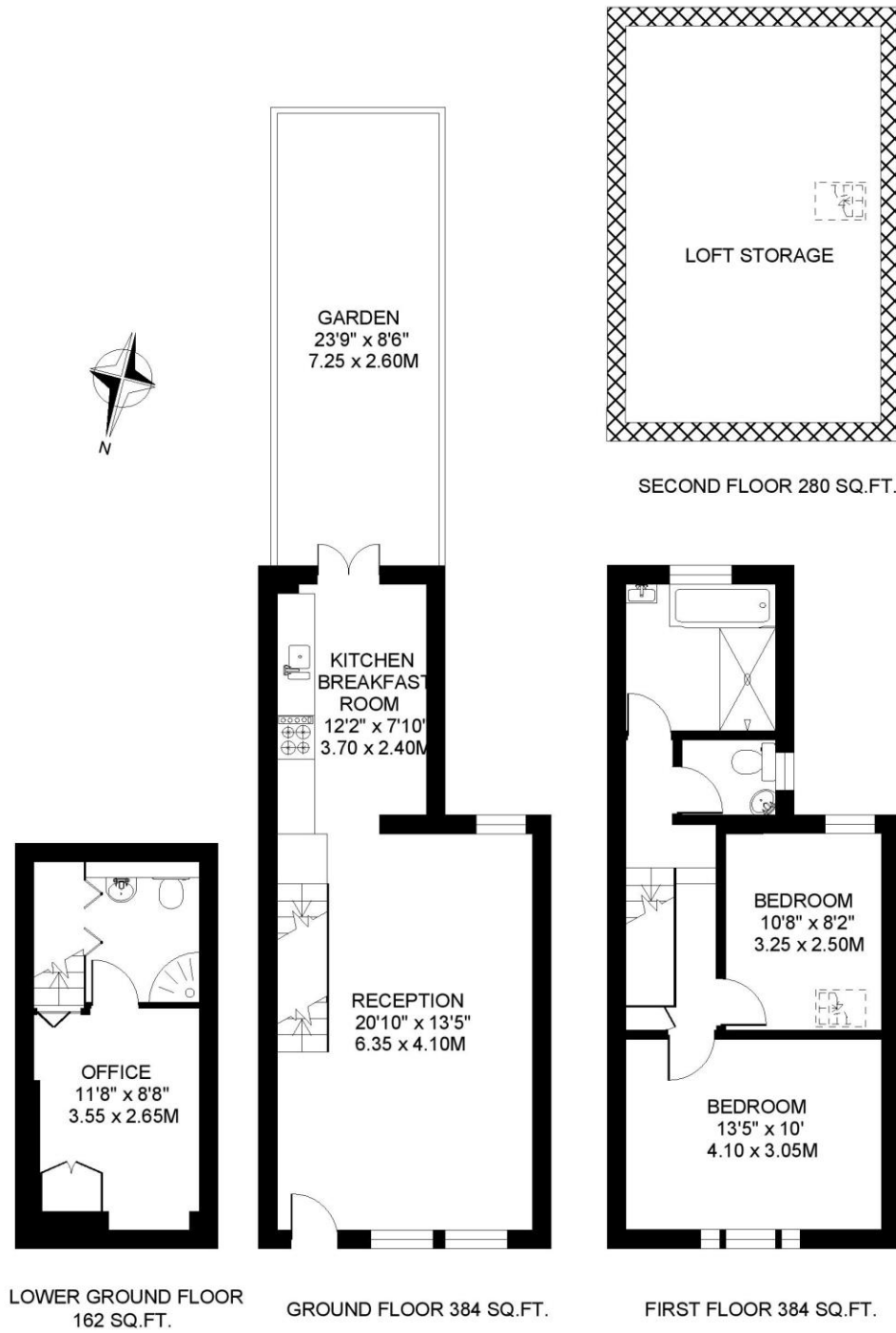
Brixton Underground and Overground Station are approximately 645 metres away. Clapham North Underground Station (Northern Line) and Overground Station are approximately 700 meters away. Stockwell Underground Station (Victoria & Northern lines) is approximately 750 metres away. Brixton Road, Clapham Road and Stockwell Road have frequent bus services to the City, West End and beyond.





COMBERMERE ROAD. SW9  
2 BEDROOM HOUSE

Approximate gross floor area  
930 SQ.FT. / 86.4 SQ.M.  
Plus 280 SQ.FT. / 26.0 SQ.M.



*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.*

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