



CROWNSTONE ROAD, SW2
OFFERS IN EXCESS OF £450,000 SHARE OF FREEHOLD

CHARACTER AND CONVENIENCE IN THE HEART OF BRIXTON

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

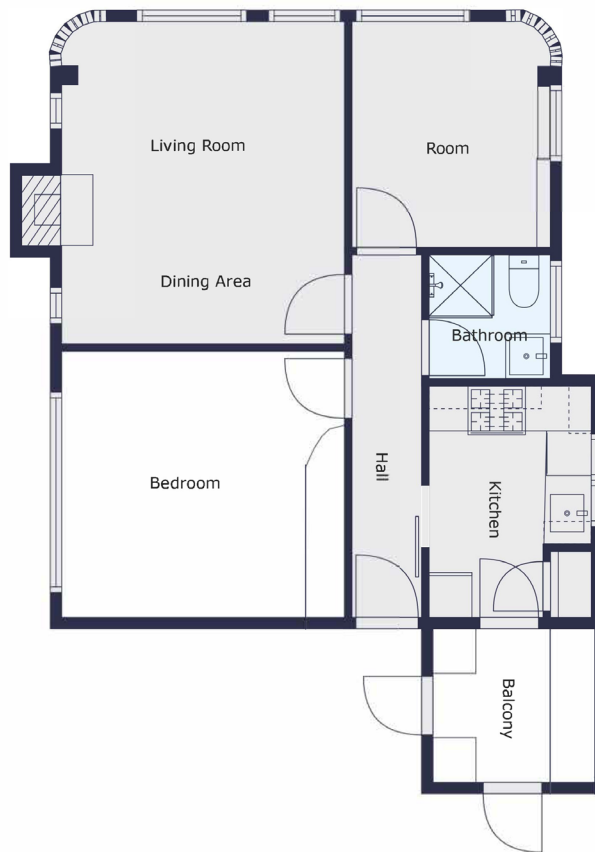
Nestled within the charming 1930s-built Crownleigh Court, this delightful second-floor flat is filled with character and an abundance of natural light. Offering 588 sq. ft. of thoughtfully designed living space, this home features two well-proportioned double bedrooms, a modern shower room, and a shared balcony that provides a quiet retreat. The vibrant kitchen boasts colourful tiles and ample storage, while the spacious living and dining areas are perfect for entertaining or relaxing by the feature fireplace. Situated in a prime location, Crownleigh Court offers excellent access to Brixton's High Street amenities, the Victoria Line, and multiple bus routes for seamless travel into the City and the West End. The picturesque Brockwell Park is also just a short stroll away, adding a touch of tranquillity to this urban sanctuary.

AT A GLANCE

- 1930s purpose-built block.
- Two good-sized double bedrooms.
- Modern shower room with quality fittings.
- Spacious living area with feature fireplace.
- Bright and colourful kitchen design.
- Shared balcony with outdoor storage space.







TOTAL: 588 sq. ft, 55 m²

SECOND FLOOR: 588 sq. ft, 55 m²

EXCLUDED AREAS: BALCONY: 48 sq. ft, 4 m², FIREPLACE: 7 sq. ft, 1 m²

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 Winkworth. 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.



Winkworth

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.

Tenure: Share of Freehold

Term: 992 year and 3 months

Service Charge: £1 200 per annum

Council Tax Band: B

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.

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.