



Hargwyne Street, London, SW9

£1,195,000 Freehold

A superb Victorian family home in impeccable condition throughout. Located on the quiet Hargwyne Street, ideally positioned between Brixton and Clapham. Spread over north of 1400 sq ft, boasting four bedrooms and a large south facing garden. EPC rating C

LOCATION

Hargwyne Street is off Pulross Road, close to Brixton and Clapham North underground stations. The surrounding area offers an abundance of local amenities. The exciting and ever developing Brixton is nearby, including the vibrant Brixton market

DESCRIPTION

As you enter the house you are greeted by beautiful wooden flooring and high ceilings throughout. On your right is the wonderful reception room with a large bay window illuminating the space. A perfect place to relax and unwind. You will also find a w/c in the hallway of the ground floor.

Heading through the opened space you enter the charming kitchen. Another bright space courtesy of the bi-fold doors and sky light. There is a plenty of space for a family dining table and you will find an abundance of storage and worktop space with the large oven and stove in the centre.

The rear garden is accessed through the kitchen and is wonderful for those warmer months and entertaining guests. The south facing aspect makes it a real sun trap. Sectioned by front and rear patio and practical artificial grass in the middle.

Up to the first floor which comprises the master bedroom and one of three guest rooms. The main bathroom is located to the rear of the first floor. A clean finish, housing a bath, sperate walk in shower, sink and W/C. The master bedroom is a beautiful room with built in storage, easily accommodating a king sized or large double bed.

The guest bedroom on this floor in another generous double bedroom with built in storage.

Finally, up to the second floor, with a similar layout to the floor below. Two further very well sized double bedrooms, again both with built in storage.

You will find another bathroom in the hallway with a walk-in shower, sink and W/C. There is also useful eaves storage at the rear of the second floor.

PARKING

Residents permit through Lambeth council

UTILITIES

Gas – mains connected

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Full Fibre Broadband

LOCAL AUTHORITY

Lambeth

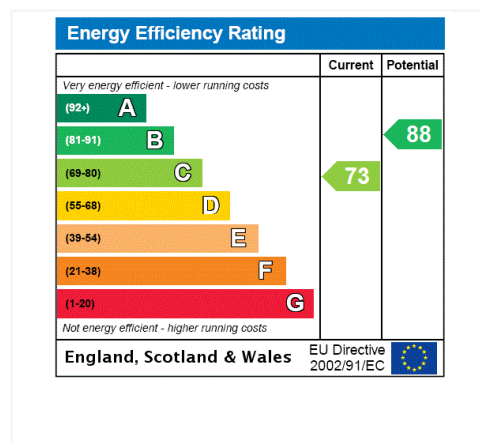
Council Tax Band E

TENURE

Freehold

DIRECTIONS

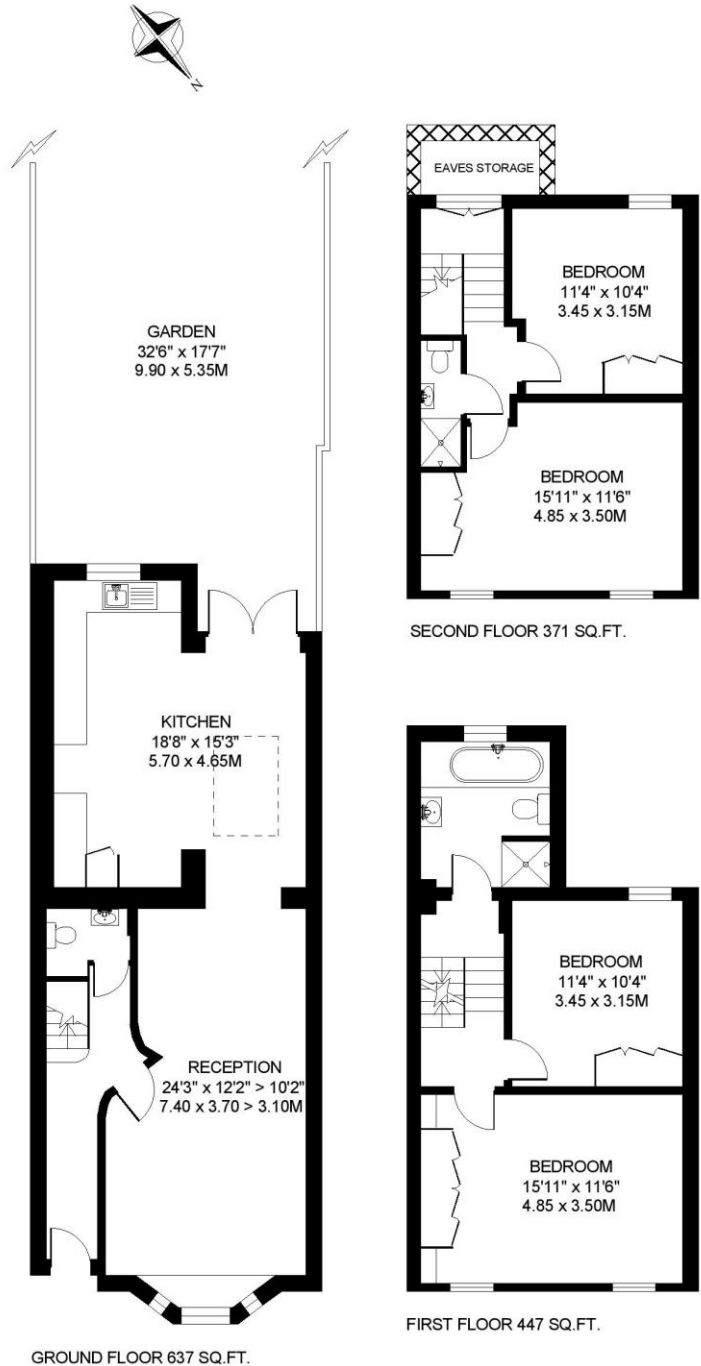
Brixton underground (Victoria & Northern lines) and overground is just 600 metres away. Clapham North underground station (Northern Line) is approximately 0.5 miles away. The area is also very well served with frequent bus services in the city and the West End.





HARGWYNE STREET . SW9
4 BEDROOM HOUSE

Approximate gross floor area
1455 SQ.FT / 135.2 SQ.M.
PLUS EAVES STORAGE 24 SQ.FT. / 2.2 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. Copyright: These plans should not be reproduced by any other person, without permission. Floorplan produced for Winkworth by Floorplanners 07801 228850

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