



ARCHBISHOPS PLACE, SW2
OFFERS IN EXCESS OF £800,000 FREEHOLD

CHARMING THREE-BED VICTORIAN HOME WITH COURTYARD GARDEN

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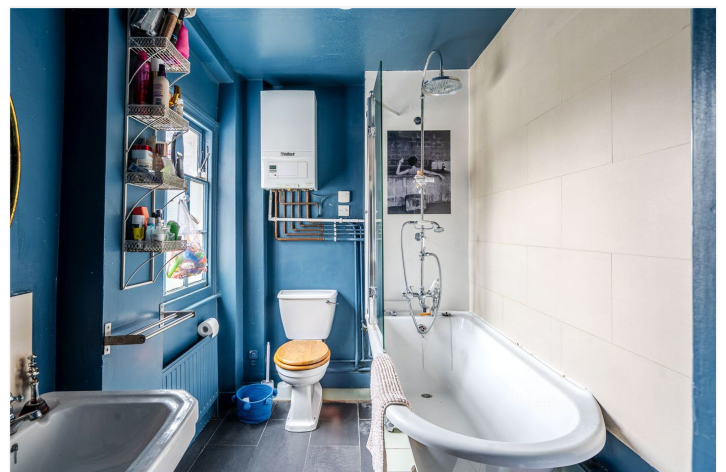
DESCRIPTION:

This three-bedroom Victorian home is tucked away on a peaceful, tree-lined street in one of South London's most sought-after neighbourhoods, perfectly placed between Brixton and Herne Hill.

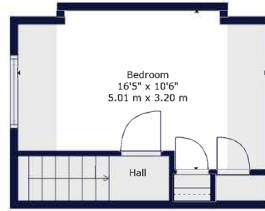
Full of period charm and modern character, the home opens into a spacious and sociable kitchen/living/dining space — a vibrant hub featuring a central island with gas hob, a colourful tiled splashback, and direct access to a south-facing courtyard garden in full bloom. The layout is ideal for both entertaining and everyday family life, with generous open-plan flow and plenty of natural light.

To the front of the property, a separate reception room with original fireplace and leafy outlook offers a cosy retreat, while upstairs you'll find three well-proportioned bedrooms, each with its own unique style. A stylish bathroom with claw-foot tub and rainfall shower completes the upper level.

Further highlights include a separate laundry/utility space, plus access to a large storage basement — rarely found in homes of this style. The location couldn't be better: Brockwell Park and its iconic Lido are just a short stroll away, with excellent transport links via nearby Brixton (Victoria Line) and Herne Hill stations.







Second Floor



First Floor



Ground Floor

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TOTAL: 1021 sq. ft, 94.9 m2
EXCLUDED AREAS: PATIO: 233 sq. ft, 22 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.



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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Freehold

Council Tax Band: E

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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