



CORRANCE ROAD, SW2
£625,000 SHARE OF FREEHOLD

A BEAUTIFUL TWO-BEDROOM VICTORIAN CONVERSION WITH PRIVATE PATIO

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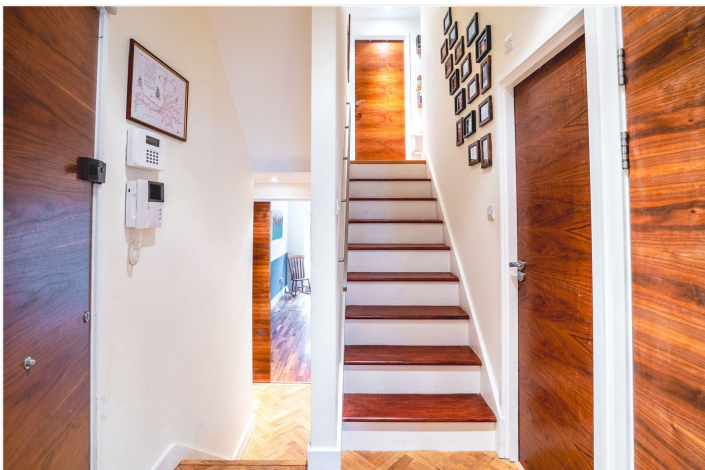


DESCRIPTION:

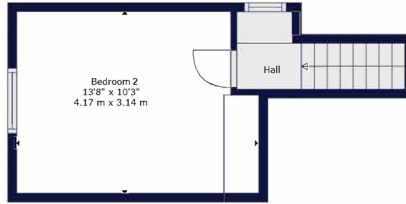
Situated between the vibrant areas of Brixton and Clapham, this charming two-bedroom period conversion blends classic character with modern convenience. Positioned on Corrance Road, this home boasts elegant parquet flooring throughout, a lightwell flooding the space with natural light, and a practical basement for additional storage. The highlight is the private rear patio garden, offering a tranquil outdoor retreat.

As you enter, you are greeted by an open-plan kitchen and dining area, designed for both practicality and entertaining. The two well-proportioned bedrooms provide a peaceful escape, while the stylish bathroom features sleek, contemporary finishes.

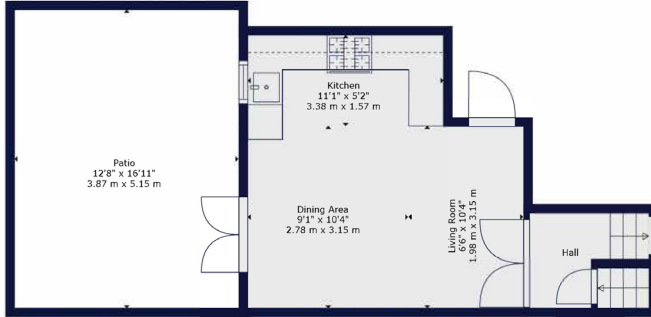
The property also benefits from a share of freehold, with the lease extension currently in progress, adding long-term value. Ideally located close to Brixton and Clapham's buzzing scene with its excellent transport links, this is an exceptional opportunity to acquire a beautifully presented home.



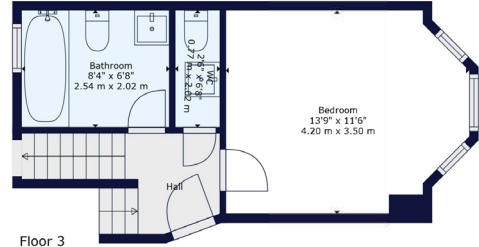




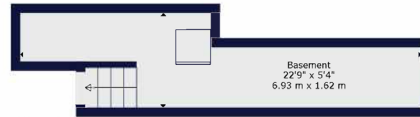
Floor 4



Floor 2



Floor 3



Floor 1

TOTAL: 791 sq. ft, 73.5 m2

FLOOR 2: 257 sq. ft, 24 m2, FLOOR 3: 278 sq. ft, 26 m2, FLOOR 4: 166 sq. ft, 15 m2 EXCLUDED AREAS: PATIO: 215 sq. ft, 20 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.

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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		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold

Term: Lease extension in progress

Council Tax Band: D

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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