

PROBERT ROAD, BRIXTON, SW2
GUIDE PRICE: £1,000,000 - £1,200,000



WILFORDS
LONDON

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1,610 SQ FT / 150 SQ M
4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS | FREEHOLD

Situated on a quiet residential street nestled between Herne Hill and Brixton, this charming Victorian terraced house offers generous living space across three floors and retains many original features. In need of some modernisation, the property presents an exciting opportunity to create a stunning family home tailored to your taste.

The ground floor boasts a welcoming double reception room with a large bay window that floods the space with natural light and a wood-burning stove that adds warmth and character – perfect for cosy evenings, and a separate kitchen/breakfast room which opens directly onto a private south-facing rear garden – ideal for al fresco dining and enjoying the sun throughout the day. Upstairs, the top floor comprises a bright main bedroom with built-in wardrobes and a large bathroom complete with both a separate bath and walk-in shower. The first floor offers three further double bedrooms and a family bathroom, making it well-suited to growing families or those needing home office space.

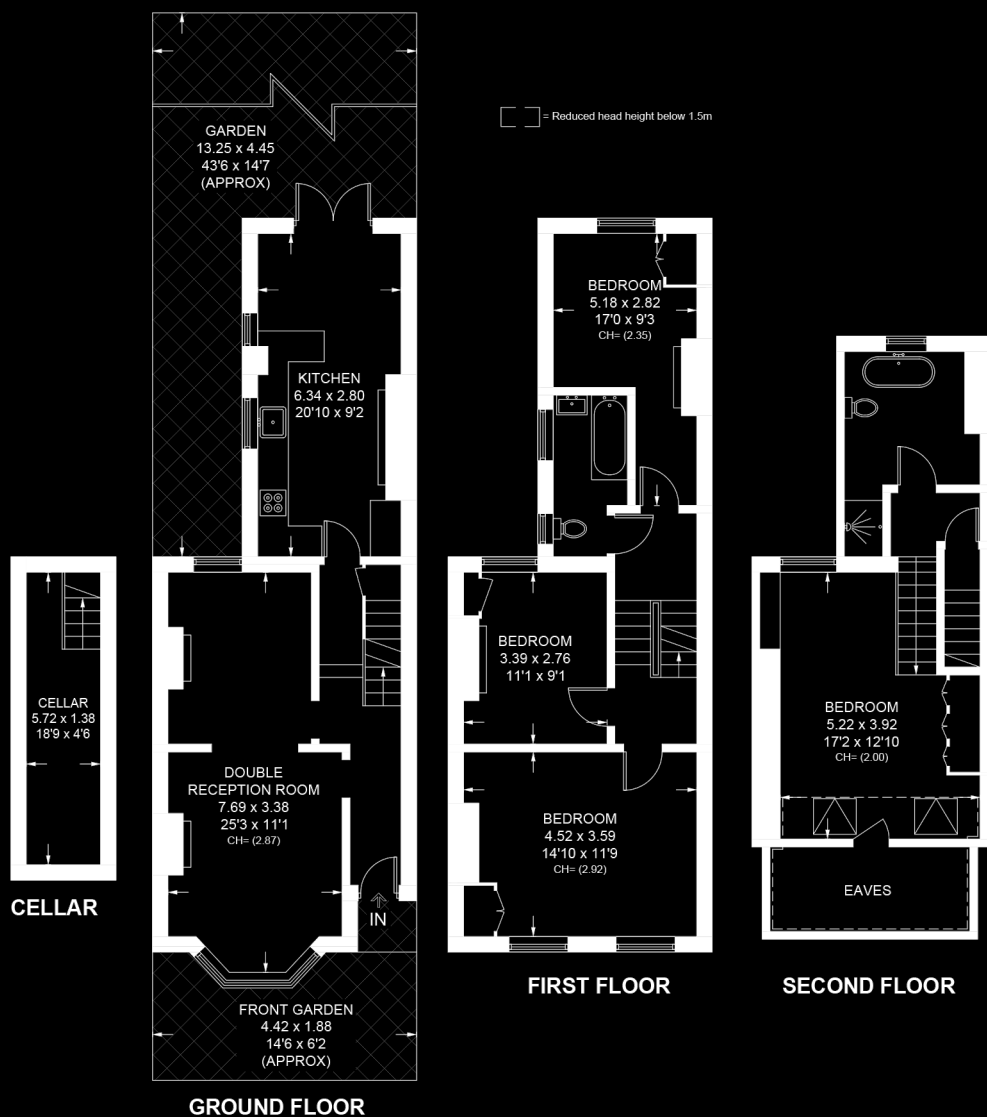
Additional benefits include a cellar, ideal for storage, and eaves storage providing further flexibility.

Located on Probert Road, you're within easy reach of the vibrant amenities and transport links of both Brixton and Clapham, as well as excellent local schools. The green spaces of Brockwell Park are also a stone's throw away.

**SCAN TO VIEW
THIS PROPERTY**



Approximate Area = 141.3 sq m / 1521 sq ft
 Cellar = 8.3 sq m / 89 sq ft
 Total = 149.6 sq m / 1610 sq ft
 Including Limited Use Area (10.1 sq m / 109 sq ft) / Eaves



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Floor plan for identification purposes only - not to scale.

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation, and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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