



EFFRA PARADE, SW2
£890,000 FREEHOLD

Winkworth



EFFRA PARADE, SW2

We are pleased to present this charming three double bedroom Victorian terraced house which has masses of potential for improvement. The property is ideally located on a quiet residential street on the border of the sought-after Poets' Corner and just a stone's throw from Brockwell Park.

We are delighted to present this light and bright family home in excess of 1060 sq. FT. The property is arranged over two floors and comprises of: a generous-sized double reception room with laminate flooring and plantation shutters to front, a fitted kitchen which has room for all the essential appliances. There is also a downstairs shower room with a wash hand basin and a WC. The garden is accessed off the kitchen corridor onto the side return which leads onto patio garden, perfect for summer entertaining. On the first floor there are three double bedrooms. There is ample storage throughout the property, and you could also extend into the side return and the loft subject to the usual planning consents. The property is well located for the amenities and transport links of Brixton and Herne Hill and close to Effra Nursery School, St Jude's, Corpus Christi and Judith Kerr Primary Schools. Offered with no on-going chain and early viewings recommended.

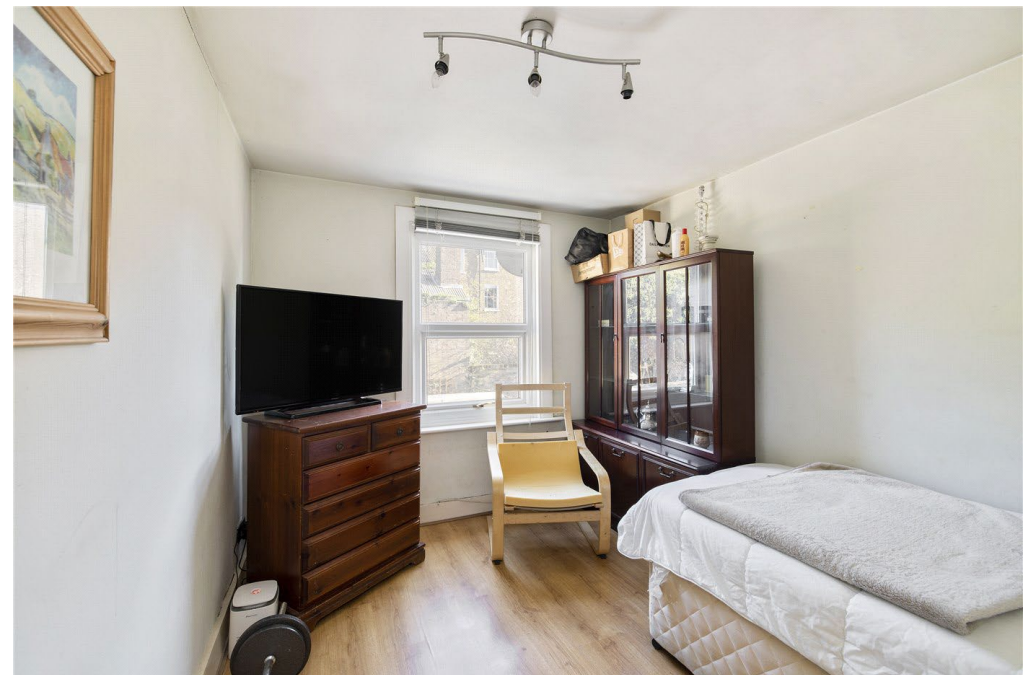
LOCATION

Herne Hill/Brixton

AT A GLANCE

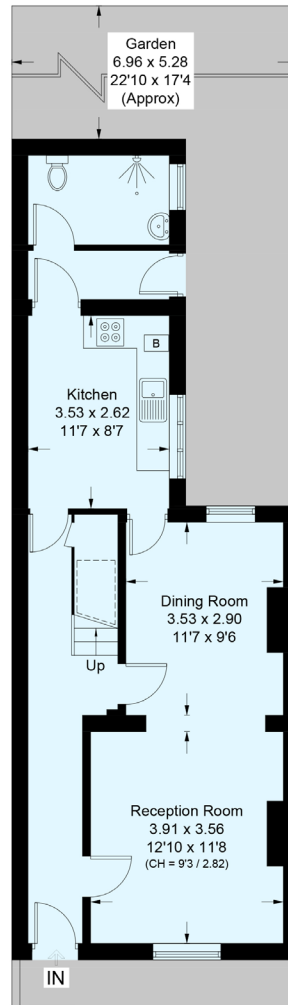
- Victorian Terraced House
- Three Double Bedrooms
- Double Reception
- Fitted Kitchen
- Shower Room
- Garden with Side Return
- Potential to Extend into Side Return and Loft STPP.
- Chain Free
- Freehold





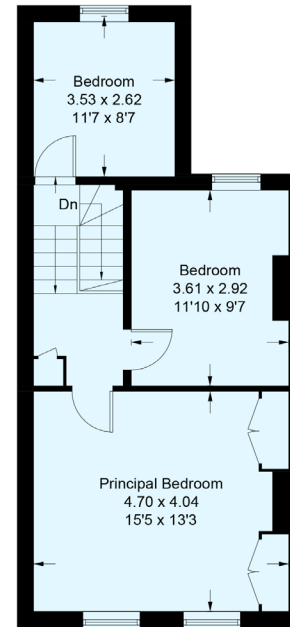
Effra Parade, SW2

Approximate Floor Area = 99.0 sq m / 1066 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)



Ground Floor
54.2 sq m / 583 sq ft

[] = Reduced head height below 1.5m



First Floor
44.7 sq m / 481 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID839325)

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 85 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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

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.

