## Archbishops Place, Brixton, SW2

3 bedroom house for sale

**£850,000**

Freehold

## Property Details

This three double bedroom, two bathroom house is a rare gem in one of the most prestigious areas of South West London. Archbishops Place, a tranquil and leafy close-knit community that feels so secluded, you will truly forget how close you are to the action. A wealth of well-tended gardens and historic charm will endear any potential purchaser. On entering the property, you are met by a large open plan reception room, complimented by beautiful original features such as the fireplace and large timber-framed sash windows. Following through towards the rear of the ground floor, a spacious dining area with garden access connects on to a stylish kitchen complete with a classic Belfast sink looking out onto the pretty garden. There is also a convenient bathroom located on this floor. The large Master bedroom and a recently fitted en-suite bathroom reside on the first floor, next to the equally large second bedroom which faces the front of the property with two beautiful sash windows that look out onto the leafy surroundings. The converted loft is a pretty airy and bright room, providing an ideal space that could be used as an office or spare bedroom.

**Council tax band E**       **EPC rating D (58)**

## Features

- Three double bedrooms
- Victorian terraced house
- Two bathrooms
- Full of character and charm
- Nearly 1400 square feet of internal space
- Pretty garden
- Short walk to Brixton Hill and Brockwell Park
- Brixton and Herne Hill stations within 15 minutes
- Highly exclusive, private location
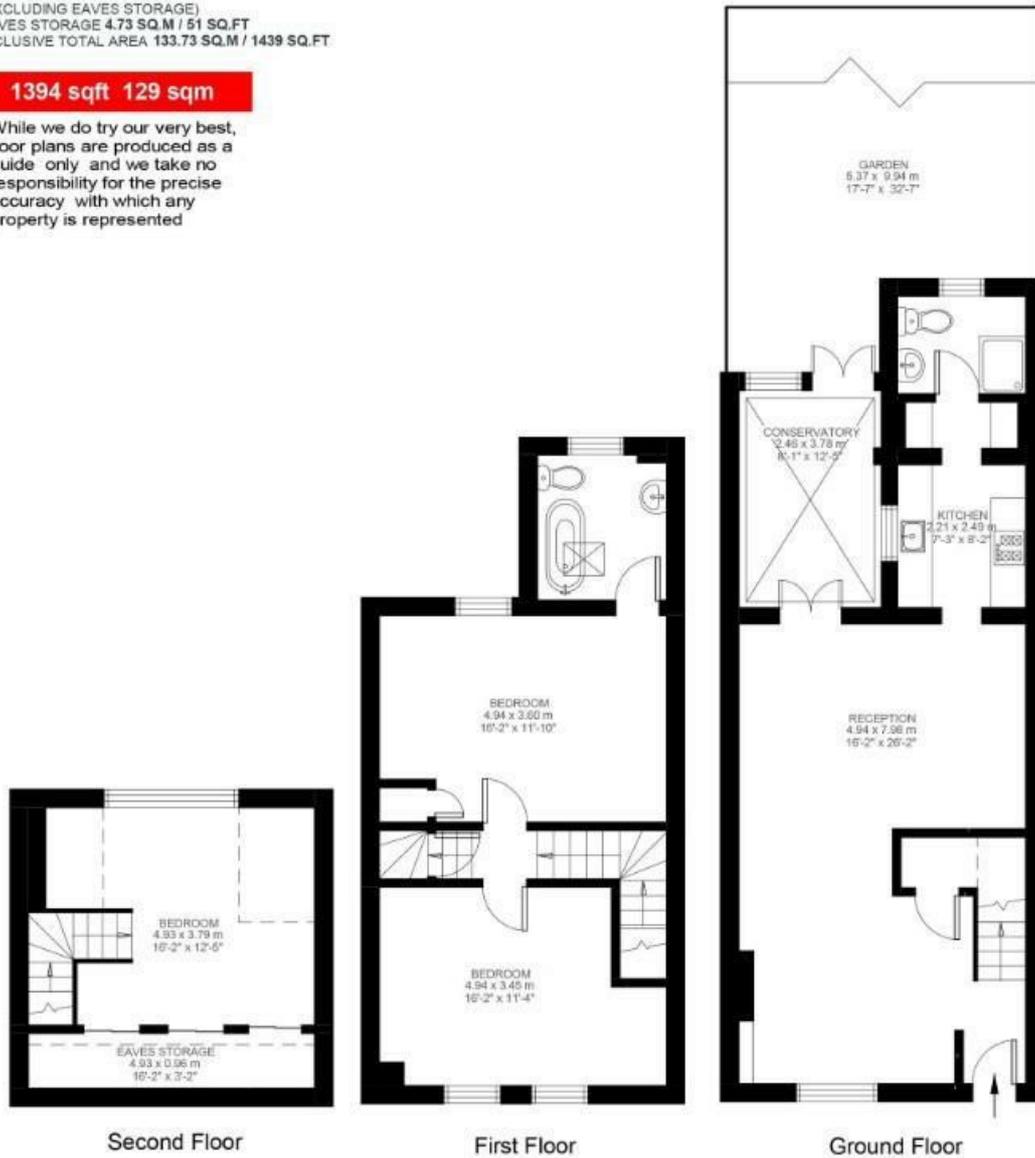
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## 3 Bedroom House

### Approx internal area:

(EXCLUDING EAVES STORAGE)
EAVES STORAGE **4.73 SQ.M / 51 SQ.FT**
INCLUSIVE TOTAL AREA **133.73 SQ.M / 1439 SQ.FT**

**1394 sqft  129 sqm**

While we do try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented

# Archbishops Place

GARDEN
6.37 x 9.94 m
17'-7" x 32'-7"

CONSERVATORY
2.46 x 3.78 m
8'-1" x 12'-5"

KITCHEN
2.21 x 2.49 m
7'-3" x 8'-2"

BEDROOM
4.94 x 3.60 m
16'-2" x 11'-10"

RECEPTION
4.94 x 7.98 m
16'-2" x 26'-2"

BEDROOM
4.93 x 3.79 m
16'-2" x 12'-5"

BEDROOM
4.94 x 3.45 m
16'-2" x 11'-4"

EAVES STORAGE
4.93 x 0.96 m
16'-2" x 3'-2"

Second Floor

First Floor

Ground Floor

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