

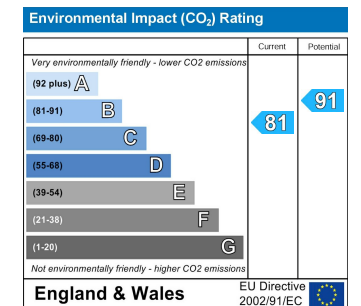
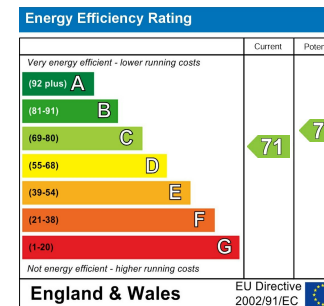


HUNTERS[®]
HERE TO GET *you* THERE

Trent Road, London, SW2 | Guide Price £600,000
Call us today on 020 7708 2002



- Two Bedrooms
- Ground Floor
- Period Conversion
- South Facing Garden
- Share of Freehold



A well-proportioned ground floor period conversion flat offering generous living space and a private south-facing garden!

The reception room is bright and characterful, featuring a large bay window, exposed brick chimney breast, feature fireplace and bespoke shelving built into the alcoves. The proportions allow for both comfortable lounging and dining. The kitchen is well laid out with cream wall and base units, contrasting worktops, dark green tiled splashback, built-in oven and hob, breakfast bar, and space for a dining table. From here, doors open directly onto the private garden — ideal for indoor-outdoor living. The south-facing garden is a standout feature: low-maintenance with established planting and a raised seating area perfect for summer entertaining and BBQs. To the rear are two well-sized double bedrooms, both with built-in storage and space for additional furniture. The property also benefits from direct access to a storage cellar.

Situated just 0.6 miles from Brixton station (Victoria Line and National Rail), offering fast access to Vauxhall, Oxford Circus, King's Cross and London Victoria. Numerous bus routes serve the area. Brixton's vibrant scene is within easy reach, including Brixton Village, Pop Brixton, The Blues Kitchen, The Ritzy Picturehouse, and the O2 Academy. Supermarkets, cafés, restaurants and green spaces are all nearby.

Tenure: Share of Freehold

Council Tax band: D

Authority: London Borough of Lambeth

Lease length: 995 years remaining (Started in 2022 with a lease of 999 years.)

Ground rent: Not payable

Service charge: Payable as and when repairs and maintenance are required

Buildings Insurance: £800 per annum approx

Construction: Standard construction

Property type: Flat

Number of floors in building: 3

Entrance on floor: Ground

Has lift: No

Over commercial premises: No

Parking: On street, permit required

Electricity: Mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Gas central heating

Building safety issues: No

Lease restrictions: No trade or business whatsoever shall be carried on upon the premises which shall be used as and for residential purposes only.

Public right of way through and/or across your house, buildings or land: No

Flood risk: No

History of flooding: No

Planning and development: None

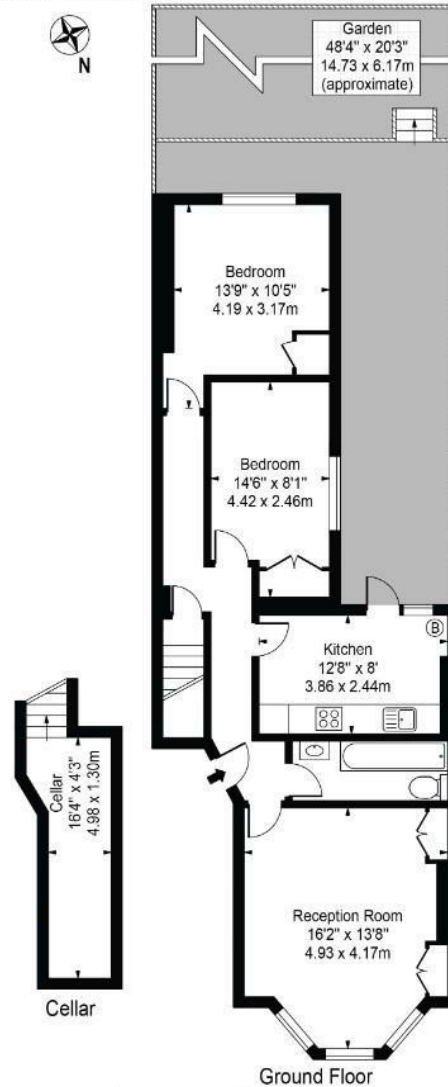
Listing and conservation: None

Accessibility: None

Mining: No coal mining risk identified

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase.

Trent Road, SW2 5BJ
Approx. Gross Internal Area 806 Sq Ft - 74.88 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002
| Camberwell.Sales@hunters.com

HUNTERS[®]
HERE TO GET *you* THERE