



Appach Road, SW2

£1,300,000

 4  2  2 

- Four Double Bedrooms
- Double Fronted
- South-West Facing Garden
- Chain Free
- Two Bathrooms
- Further Scope To Extend (STPP)



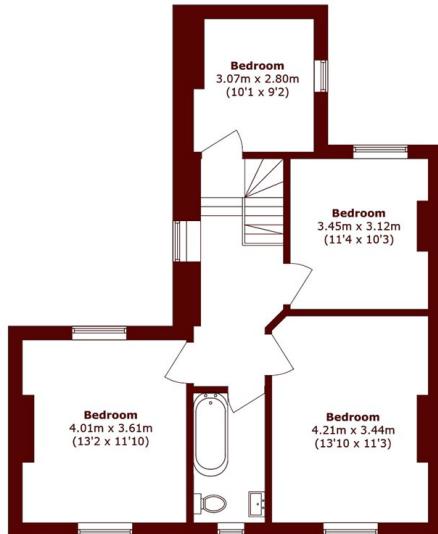
ABOUT THE PROPERTY

An impressive double-fronted and beautifully presented four bedroom family home offering a great sense of lateral space and extending to over 1450 sqft located on a sought-after residential street within walking distance to Brixton, Herne Hill and Brockwell Park.

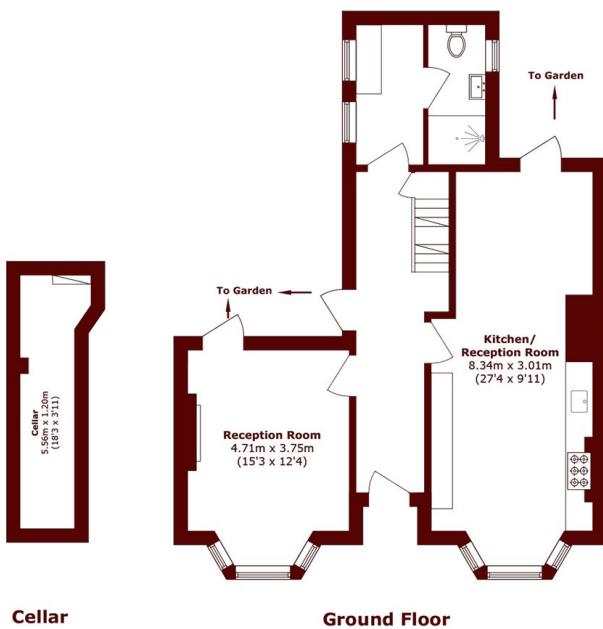
Set behind a low brick wall and iron railings, the property combines traditional character and well-proportioned accommodation throughout with the ground floor featuring a generous reception room with bay window and solid wooden flooring opening directly onto a south-west facing garden, alongside a spacious kitchen/dining room with access to a private courtyard, both creating an ideal space for entertaining. A handy utility space and downstairs bathroom are located to the rear.

The first floor offers four generous double bedrooms and a stylish three-piece family bathroom, all accessed from a central landing. Each room enjoys good natural light and ample space for storage. The property also offers further scope to enhance or extend, subject to the usual consents, making it an excellent opportunity for buyers seeking a characterful family home with long-term potential.





First Floor



Cellar

Ground Floor

Total area (approx.): 137.1 sq. m (1475.7 sq. ft)

(Including Cellar)

Marsh & Parsons Brixton

400-402 Coldharbour Lane,
London, SW9 8LF
020 7733 4595