



LYHAM CLOSE, SW2

£750,000

Three Bedrooms
Recently Renovated
Garage and Off Street-Parking
Garden Office
Potential to Extend (STPP)
Energy Rating: C

ABOUT THE PROPERTY

An immaculately presented three-bedroom freehold house, offering over 1,000 sq ft of beautifully renovated living space. Set within a quiet close with the added bonus of off-street parking and a garage.

Ideally located between Abbeville Village and Brixton Hill with Clapham Common and Brockwell Park a short stroll away. The excellent transport links of Brixton Tube (Victoria Line), Clapham Common Tube (Northern Line) and Streatham Hill overground station are nearby, alongside multiple bus routes offering fast links into London.





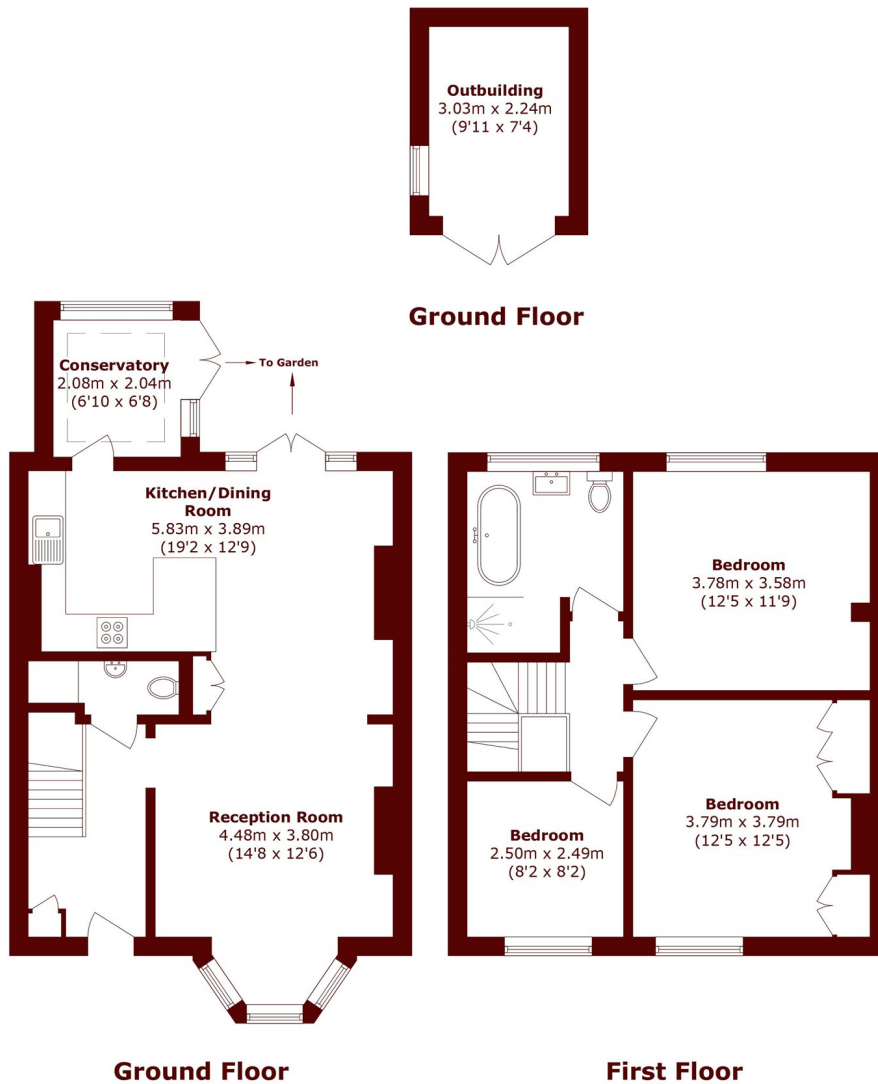


FURTHER DETAILS

The ground floor provides a spacious and airy open-plan kitchen/reception room, a downstairs W/C, a utility area, and handy built-in storage. The bespoke kitchen features solid granite worktops, integrated appliances, and a breakfast bar, leading directly to a mature rear garden benefitting from side access and a garden studio, providing a secluded space for working from home. Upstairs are three bedrooms, including a generous principal bedroom with built-in wardrobes, and a family bathroom complete with a walk-in shower and a free-standing bath.



STEP INSIDE LYHAM CLOSE



Total area (approx.): 98.4 sq. m (1059.1 sq. ft)
Outbuilding area (approx.): 6.7 sq. m (72.1 sq. ft)

Brixton
020 7733 4595

Energy Rating: C We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

**MARSH &
PARSONS**