

Hamptons

INTERNATIONAL



Branksome Road, London, SW2

5 🏠 2 🚗 2 📧

£1,500,000

(£1,500,000)

Property details



Key features

- **Renovated and Extended**
- **Beautifully Presented**
- **Open Plan Living/Dining**
- **Sleek Modern Kitchen**
- **South West Facing Garden**
- **Five Bedrooms**
- **En Suite**
- **Family Bathroom**
- **CCTV**
- **Bespoke Storage**

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Description

Having been renovated by the current owners, this beautifully presented five bedroom home combines contemporary living with period features and is located on a desirable residential street. This beautifully renovated, wider-than-average five-bedroom family home seamlessly combines striking contemporary design with attractive original features, creating a truly impressive and well-balanced living space, introduced by a secure and characterful front entrance. Having been thoughtfully reconfigured and extended by the current owners, the ground floor opens into a spacious entrance hallway, with Crittall-style doors leading into an elegant reception room featuring large bay windows, period detailing and a striking travertine stone fireplace; this flows through to a generous dining area with large doors opening onto the south-west facing garden, and onward into a stunning, high-specification kitchen. The kitchen has been carefully designed with Taj Mahal stone worktops, a Bora hob, double fridge, breakfast bar, and is flooded with natural light expansive glazing and skylights that feature solar film for temperature control. The kitchen also provides direct access to the garden, which benefits from outdoor solar lighting. The ground floor features underfloor heating throughout, and integrated surround sound speaker and lighting system. A guest WC completes this floor. The first floor offers three well-proportioned double bedrooms, all with original fireplaces, two of which include built-in wardrobes, as well as a beautifully finished terrain tiled family bathroom. The top floor is dedicated to an impressive principal suite, comprising a spacious double bedroom, a sleek microcement en suite bathroom with freestanding bath and walk-in shower, and a separate dressing room, which could also serve as a fifth bedroom. Further benefits include a high-specification safe and CCTV to both the front and rear of the property, rounding off a truly impressive home. Situation Branksome Road is a sought-after residential street just off Acre Lane, less than half a mile from the vibrant Brixton Town Centre, home to both the original and new Brixton markets, Brixton Pop, the Ritzy Cinema, the O2 Academy, Tate Library, Brixton Leisure Centre, and a wide range of restaurants and bars. Brixton station (Victoria Line and Overground) and Clapham North (Northern Line) are both approximately 0.8 miles away, with numerous bus routes also within easy reach. The area further benefits from an excellent selection of highly rated state schools, including Sudbourne and Corpus Christi Primary Schools, as well as convenient access to the green open spaces of Brockwell Park and Clapham Common. Property Ref Number: HAM-63033











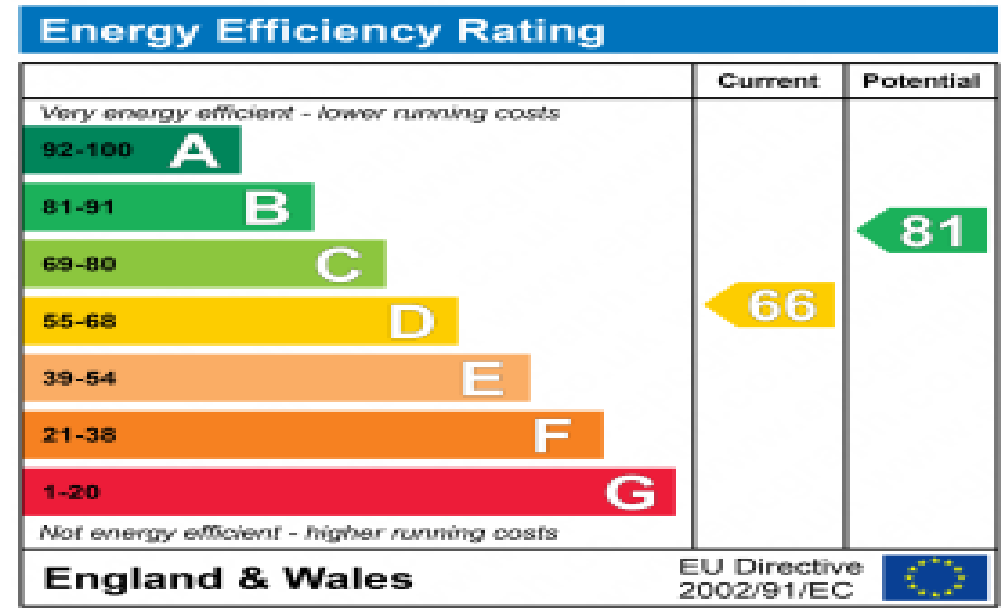












Floor plan

BRANKSOME ROAD

Approximate Gross Internal Area

Ground floor = 753 sq. ft. (70.0 sq. m.)

First floor = 576 sq. ft. (53.5 sq. m.)

Second floor = 536 sq. ft. (49.9 sq. m.)

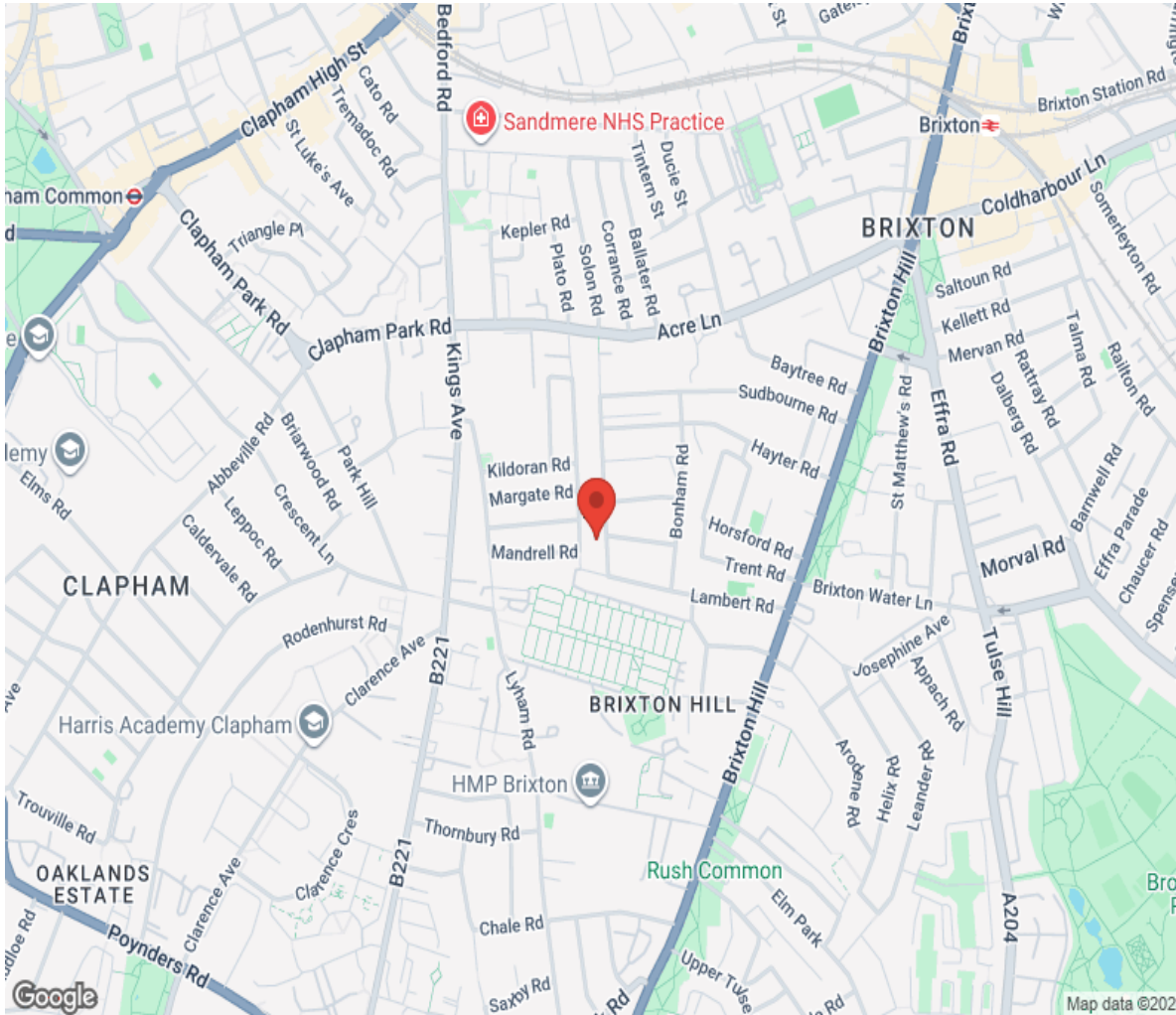
External Cupboard = 7 sq. ft. (0.7 sq. m.)

Total = 1872 sq. ft. (174.0 sq. m.)



This plan is for your guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. All floor areas are taken in the projection of this plan, check all dimensions, doors and concrete beams before making any decisions about your offer.

Location



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