

Mervan Road,  
Brixton  
SW2









# Oozing curb appeal, this beautiful, double-fronted Victorian family home with a detached double garage is bursting with period features and sits within the heart of Brixton.

Beautifully updated throughout, this substantial double fronted Victorian family home offers versatile accommodation, ideal for the growing family.

The typical tiled pathway leads to the grand entrance hall of this wonderful home, to the front of the property is two light and spacious reception rooms, one currently used as a formal dining room and both have beautiful bay windows and periods features including feature fireplaces and ornate cornicing, typical for a property of this era.

To the rear is a kitchen entertaining area with useful a useful utility room/pantry. There is also a ground floor bathroom and boiler room/store.

Spread across the first floor are four well-proportioned, bright and airy bedrooms including a wonderful principal suite with en suite with a freestanding bath and exposed brick wall. The fourth bedroom spans the entire top floor and provides a versatile space either as a home office/studio or potentially a principal bedroom. Both floors benefit from the use of two contemporary family shower rooms.

To the rear is a pretty landscaped garden with plenty of room for al fresco dining and entertaining friends and family. Of note is the double-fronted garage providing ample storage space and the potential to be transformed into a home office/studio subject to the usual planning consents.



Approximate Gross Internal Area : 177.2 Sq. metres  
1907 Sq. feet

Excluding Restricted Height : 9.1 Sq. metres  
98 Sq. feet

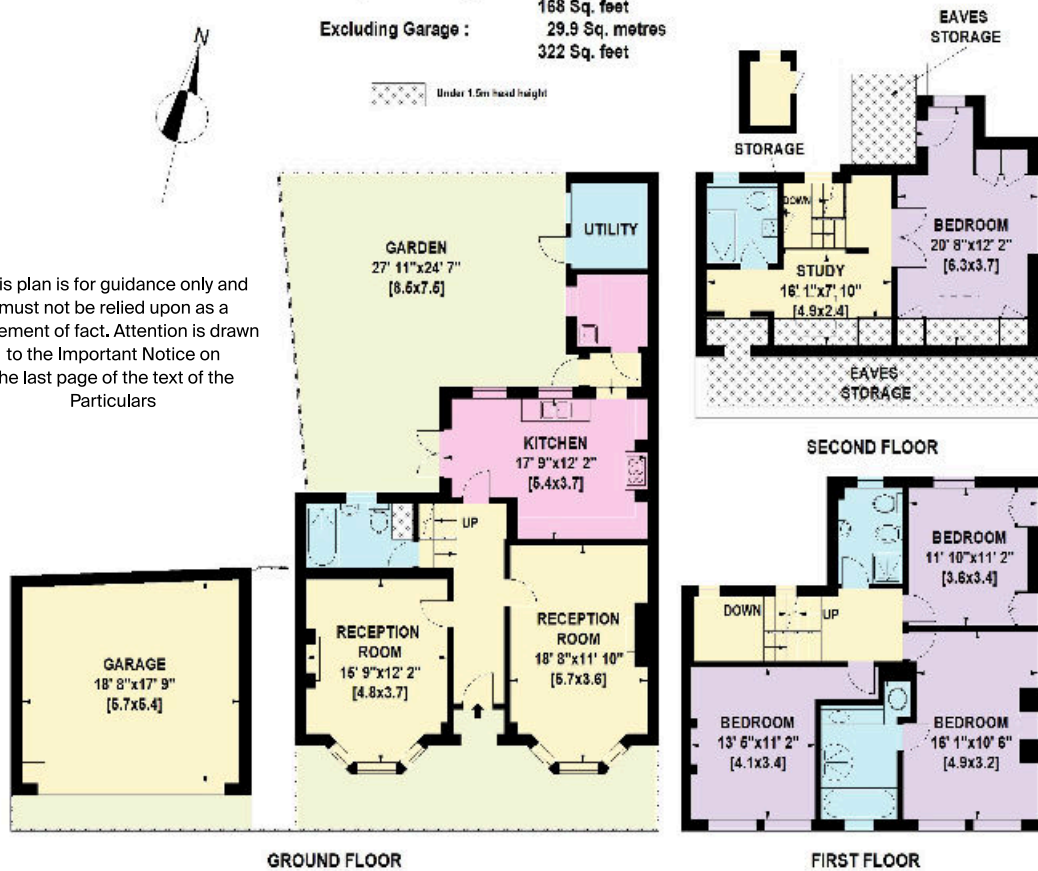
Excluding Eaves Storage : 15.6 Sq. metres  
168 Sq. feet

Excluding Garage : 29.9 Sq. metres  
322 Sq. feet



Under 1.5m head height

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



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## Location

Perfectly located just a short walk to the centre of Brixton, this fantastic property benefits from Brixton Tube Station (Victoria Line) and Brixton overground (0.3miles).

Various supermarkets are nearby as well as cafes, pubs and restaurants, such as Brockwell Blend and Naughty Piglets are also right on your doorstep. The green, open spaces of Brockwell Park are also a stone's throw away.

Local schools are excellent: Sudbourne Primary School, Corpus Christi Catholic Primary School as well as many other sought-after state and independent schools (James Allen's Girls' School, Alleyn's School and Dulwich College).

Herne Hill station (0.9 miles) offers services to London Victoria, London Blackfriars and London St. Pancras International. North Dulwich station (1.5 mile) has services to London Bridge. There are also numerous convenient bus services including the No. 3 bus to Brixton underground station.

All distances are approximate.

## Tenure

Freehold

## EPC

E

## Guide price

The guide price is available on request

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2021. Photographs and videos dated April 2021.

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