



LYHAM ROAD, LONDON, SW2

Carter Jonas

LYHAM ROAD, LONDON, SW2

A unique three-bedroom house in Brixton Hill, offering light-filled open-plan living and entertaining space and a secluded, westerly aspect walled garden.

Located on a quiet residential street, the house has a distinct character and offers well-balanced living space over three floors.

The open-plan living room is flooded with light, thanks to the full-width bi-fold doors that open onto the garden. The simple, gloss-white kitchen is discretely housed at one end, with herringbone parquet uniting the space and lending a mid-century vibe. Outside, the westerly aspect, low-maintenance garden provides plenty of space for lounging and hosting in the summer months.

Over the first and second floor are located three double bedrooms, with built-in wardrobes. The bathroom is located on the second floor, which also houses the utility space. There is a guest W.C. on the ground floor.

Lyham Road is a quiet residential street, just over a mile from the heart of Brixton which is known for its excellent food and bar scene and institutions such as The Ritzy Cinema, The Brixton O2 Academy, The Electric Brixton and The Tate Library. Brixton Underground Station (Victoria Line) and Brixton Rail Station both provide convenient access to the West End and City and are located just over a mile away, as is Clapham North (Northern Line) and Clapham High Street (overland to Shoreditch).

AMENITIES

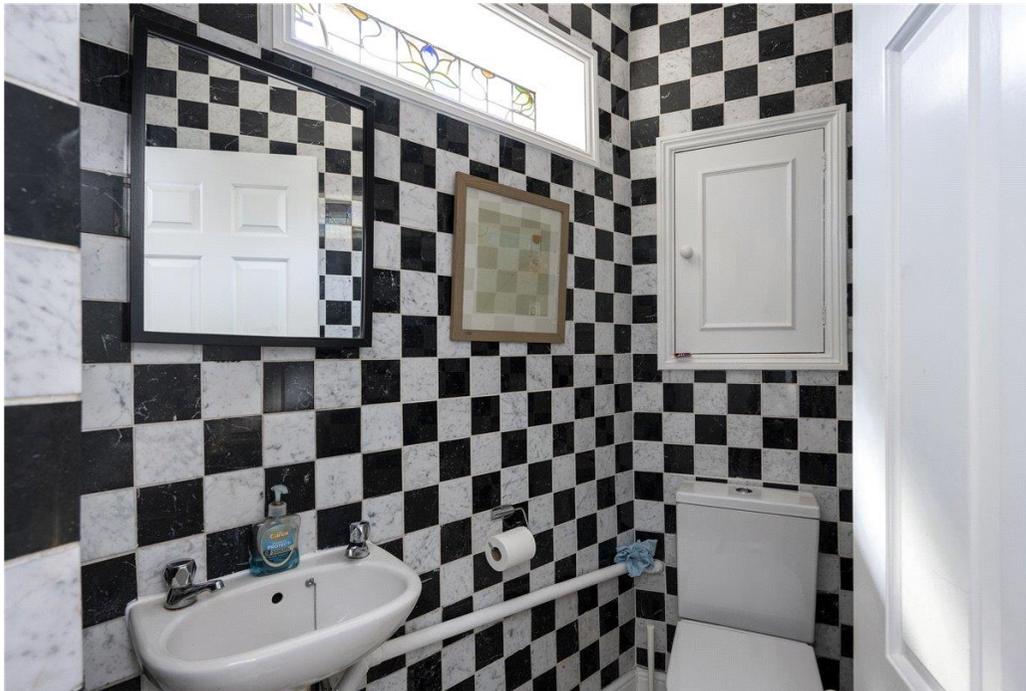
- Three Double Bedrooms
- Large Open-Plan Living Room/Kitchen
- Private Westerly Aspect Garden
- Bathroom
- Ground Floor WC
- Freehold House

TENURE Freehold

LOCAL AUTHORITY Lambeth Council

EPC BAND C

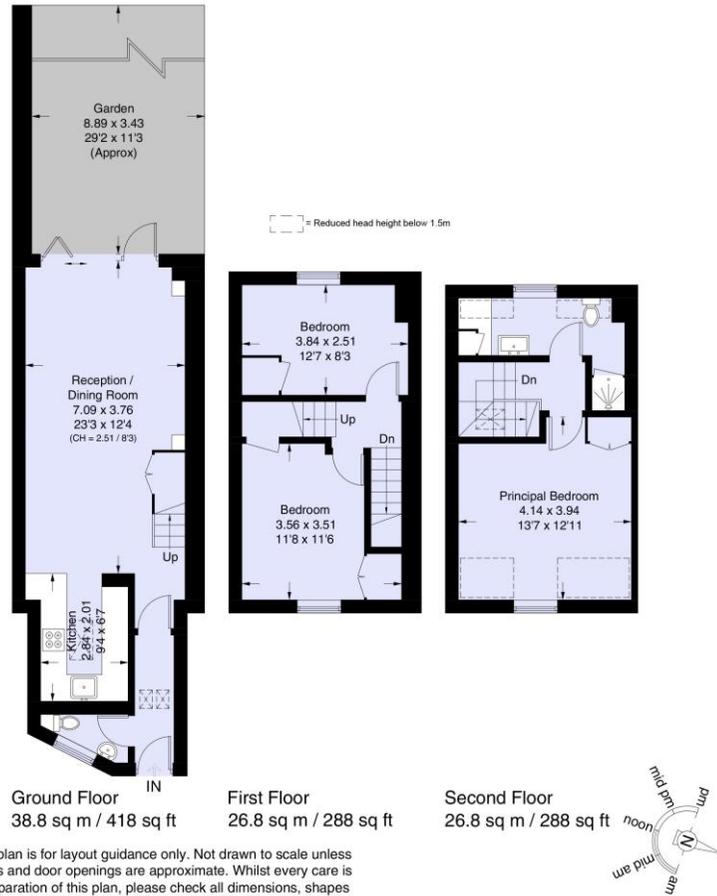




Classification L2 - Business Data

Lyham Road, SW2

Approximate Gross Internal Area (Including Garage) = 92.4 sq m / 994 sq ft
Including Limited Use Area (4.5 sq m / 48 sq ft)



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		85
(81-90)	C	69	
(65-80)	D		
(55-64)	E		
(45-54)	F		
(35-44)	G		
Not energy efficient - higher running costs			

EU Directive 2002/91/EC
England, Scotland & Wales

Wandsworth Sales 020 8767 7711

wandsworth@carterjonas.co.uk
19 Bellevue Road, London, SW17 7EG

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business Data