



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. N.B. Please note we have employed CGI on the image of the garden to enhance the appearance. Furniture and decor is not accurate to the property.

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







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

