



Lyham Road, London SW2 5NT

welcome to

Lyham Road, London

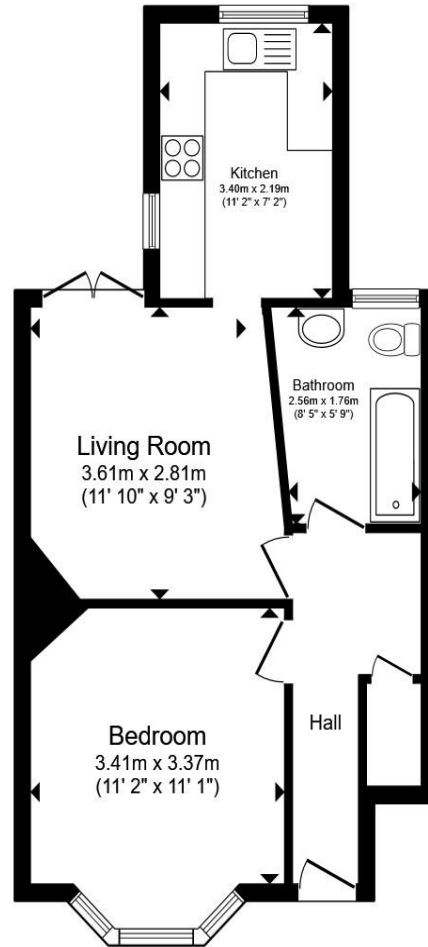
This thoughtfully arranged home extends to approximately 480 sq. ft and has been carefully configured to maximise both light and flow. The principal reception space provides an excellent area for both everyday living and entertaining, enhanced by attractive hardwood flooring and a well-balanced layout. The kitchen is neatly integrated, while the double bedroom is well-proportioned and quietly positioned. To the rear, the private garden offers a peaceful retreat - ideal for al fresco dining or a morning coffee.

The property sits within an attractive period building in the sought-after Brixton Hill enclave, ideally positioned between Clapham and Brixton. This unique positioning offers buyers the best of both worlds: the charm and village feel of Clapham alongside the energy and cultural depth of Brixton.

Transport links are exceptional, with Clapham North and Clapham Common Underground stations (Northern Line), Tooting Common (Northern Line) providing swift access into the City and West End, while Brixton Underground station (Victoria Line) offers one of the fastest routes into Central London.

Lyham Road itself is a popular, tree-lined residential street, moments from the thriving café culture of Acre Lane, home to favourites such as Boqueria Tapas, The Beast of Brixton and Blank Coffee. Brixton Village, Brockwell Park and Lido, POP Brixton, Ritzy Cinema and O2 Academy Brixton are all within easy reach.





Total floor area 44.8 m² (482 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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- One-bedroom ground floor maisonette with private front door
- Direct access to a landscaped private garden
- Approx. 480 sq ft with laminate flooring and well-balanced layout
- Positioned between Clapham and Brixton with excellent transport links
- Ideal first-time purchase or investment opportunity

Tenure: Leasehold EPC Rating: C

Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£360,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CPM108260



Property Ref:
CPM108260 - 0016

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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