



### 3 bed house (unspecified) to buy

Lyham Road, ., London, SW2 5NR

**£450,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

### Property features

- ✓ 3 Double Bedrooms
- ✓ Ground Floor WC
- ✓ Private Garden
- ✓ Freehold
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Beautiful 3-Bedroom Terraced Home on Lyham Road, Brixton

Nestled on the ever-popular Lyham Road, this well-presented 3-bedroom terraced house offers bright, modern living just a short stroll from Brixton's vibrant heart.

The ground floor features a spacious open-plan kitchen and living area, complete with sleek finishes and bi-folding doors that open directly onto the private garden — perfect for entertaining or relaxing outdoors. A convenient downstairs WC adds to the home's functionality.

Upstairs, you'll find three well-proportioned bedrooms, each benefiting from built-in wardrobes, along with a modern family bathroom.

Located moments from local favourites including the Prince of Wales pub, the home is also just a 20 minute walk to Brixton Station, offering excellent transport links. You'll be within easy reach of shops, cafés, and all the amenities that make Brixton such a desirable and dynamic place to live.

Well-maintained and ready to move into, this is an ideal home for families, professionals, or anyone seeking stylish living with a private garden in one of South London's most sought-after areas.

EPC - C. Council tax Band - D

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £475,000

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £450,000

Property Type: House (unspecified)

Parking: None

Year built: 1980

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

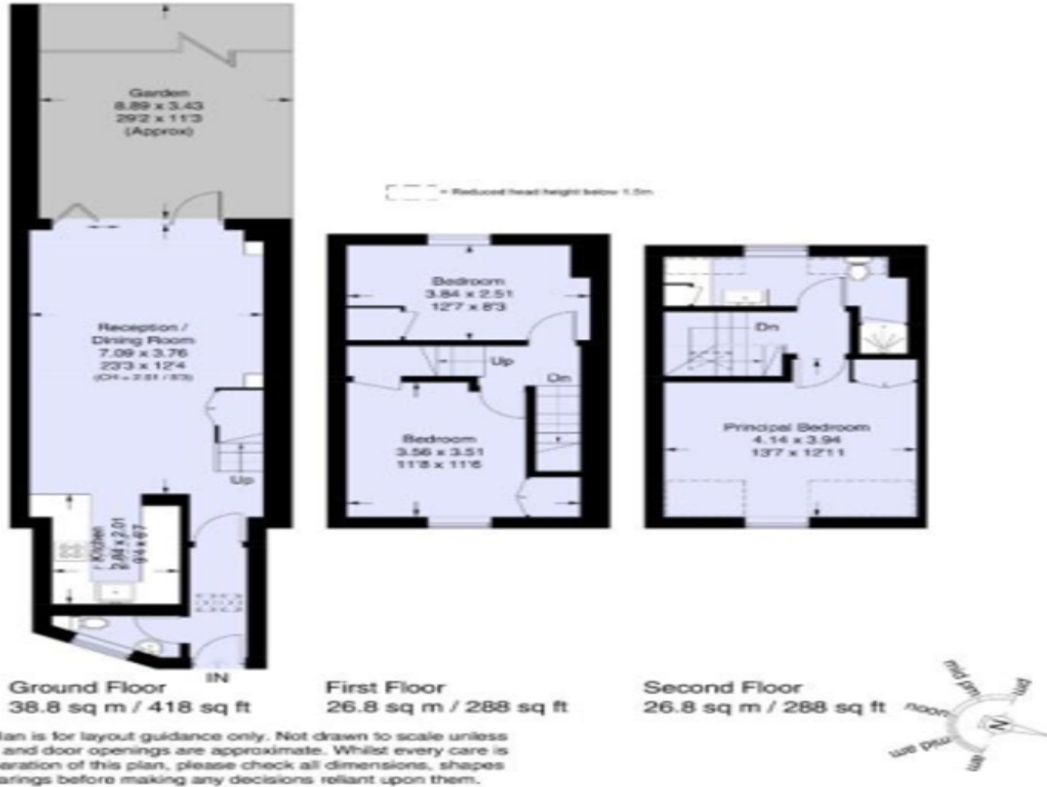
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## 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)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Lyham Road, , London, SW2 5NR

Contact your local branch today for more information on this property:

**., ., Kent, London, Kent, <https://thehomesgroup.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

