



QUEENSWOOD COURT, KINGS AVENUE, SW4
£725,000 LEASEHOLD

Winkworth



QUEENSWOOD COURT, KINGS AVENUE, SW4

A bright and spacious three-bedroom apartment with balcony ideally located for all the amenities and transport links of the surrounding area. The bustling high street of bars, restaurants, and shops as well as the sought after Abbeville Village are just a short walk away.

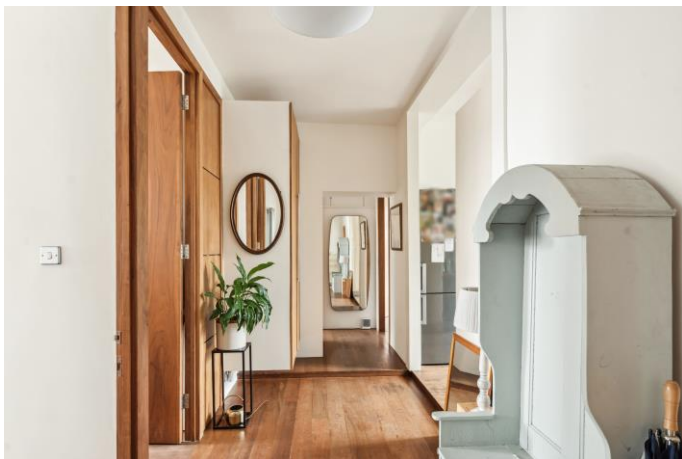
Available exclusively through Winkworth, we are delighted to present this first floor (no lift) apartment set within a Queenswood Court, a Victorian building with Art Deco flourishes on Kings Avenue, close to Abbeville Village, Clapham Common, Brockwell Park and Brixton. Internally the accommodation comprises: a large entrance hall with wooden floors giving access to a large 19ft. reception/dining room with wooden floors, built in shelving and large bay windows, perfect for letting in plenty of natural light. The fitted kitchen is equipped with all the usual appliances and plenty of wall and base units for ample storage. There are three double bedrooms (two bedrooms have access to their own separate balcony) and the principal bedroom benefits from an en-suite bathroom with a bath and shower overhead, a wash hand basin and WC. The family bathroom is fully equipped with modern fittings and also has a bath with a shower overhead, a wash hand basin, a WC and plumbing for a washing machine and dryer. Queenswood Court, Kings Avenue is equidistant from Clapham Common/North/South, Brixton, Herne Hill, Streatham Hill and Balham stations which offer excellent travel via the Underground and Mainline. The property has been well maintained by the current owner and is offered with a long lease (in excess of 945 years approx. remaining).

KEY FEATURES

- Newly decorated
- 2 x off street parking spaces
- Well-maintained communal garden
- High ceilings
- Fitted wardrobes

LOCATION

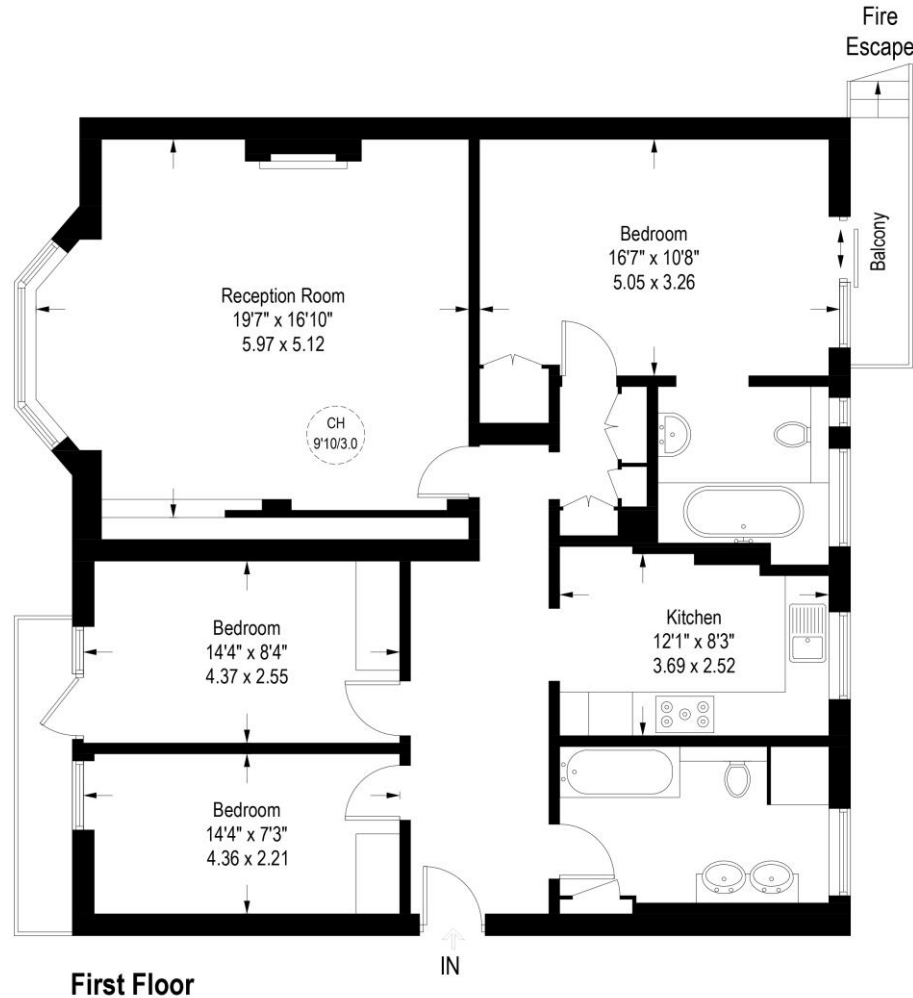
Clapham Common/Brixton





Queenswood Court, King's Avenue, SW4

Approximate Gross Internal Area = 1179 sq ft / 109.5 sq m



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1033592)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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