



Hailsham Avenue, SW2

£450,000 *Leasehold*

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KEY FEATURES

- Ground floor period flat
- Private rear decked garden
- Timber garden storage shed
- Open plan kitchen diner
- Gas fired central heating
- Moments from Hillside Gardens
- Short walk to Streatham station
- Close to local amenities

Positioned on the ground floor of an attractive period terrace, this well presented two bedroom flat offers a bright and balanced layout complemented by a private rear garden. The entrance opens into a welcoming hallway equipped with built in storage. Positioned toward the front of the home, the primary bedroom enjoys high ceilings, large windows, and generous proportions. Moving along the hall, the second bedroom offers great versatility as a guest room, dressing room, or dedicated home office. Servicing the flat, the modern bathroom suite is finished with contemporary wall tiles and a glass shower enclosure. Toward the rear, the open plan kitchen and living area forms the central heart of the home, with wood flooring and space for both relaxing and dining. The kitchen features fitted cabinetry, ample worktop space, and gas fired cooking appliances. Glazed doors open onto a private rear garden, complete with a timber storage shed providing secure extra space. The property also benefits from gas fired central heating throughout. Hailsham Avenue is a sought after residential street, situated a short walk downhill from Streatham Hill Station for direct rail links into London Victoria in 17 minutes, as well as Clapham Junction, Balham, and London Bridge. Frequent local bus routes offer quick, direct access to nearby Brixton Underground station on the Victoria Line. For outdoor relaxation, the pretty green spaces of Hillside Gardens lie just moments away, complete with public tennis courts and landscaped grounds. Residents enjoy immediate access to Streatham High Road and Streatham Hill, offering a vibrant selection of independent coffee shops, gyms, yoga studios, and an M&S Foodhall for everyday essentials. Popular local dining spots, such as Hood, are also right around the corner.

Streatham

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