

Hailsham Avenue, SW2

£375,000 LEASEHOLD

2	1	1
BEDROOMS	RECEPTIONS	BATHROOMS

KEY FEATURES

01 Ground floor period flat

02 Private rear decked garden

03 Timber garden storage shed

04 Open plan kitchen diner

05 Gas fired central heating

06 Moments from Hillside Park

07 Short walk to Streatham station

08 Close to local amenities

Winkworth Streatham

020 8769 6699 streatham@winkworth.co.uk

Winkworth

for every step...







THE PROPERTY

ositioned 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 Park 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.

THE DETAILS

TENURE
Leasehold

TERM
107 year and 7 months

SERVICE CHARGE
£500 per annum

GROUND RENT
£ 100 Annually (subject to increase)

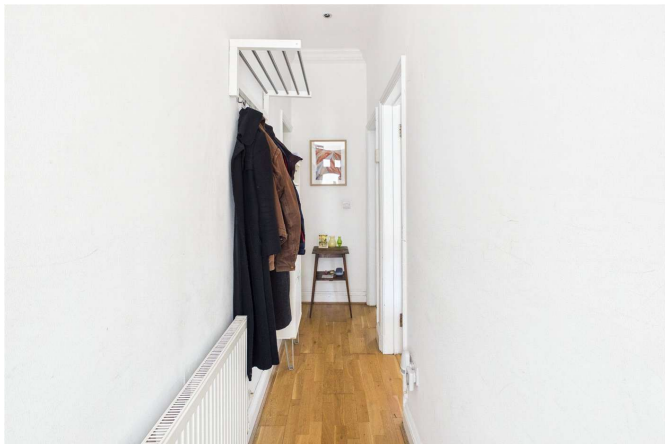
COUNCIL TAX BAND
C

EPC RATING
D

Winkworth
for every step...











Winkworth

for every step...

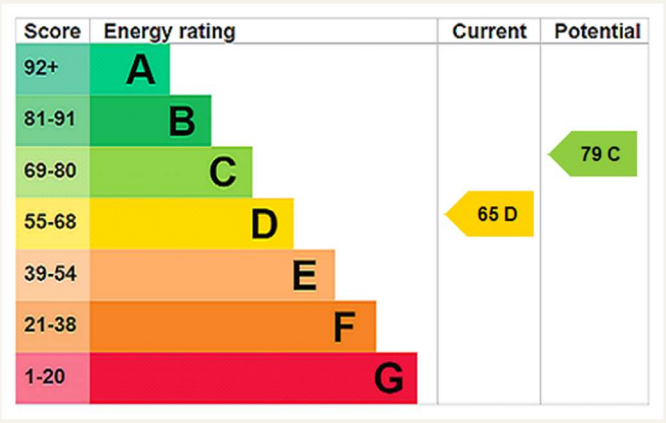




Winkworth
for every step...



ENERGY PERFORMANCE



VIEWINGS

Winkworth Streatham

020 8769 6699 streatham@winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.