

Barcombe Avenue, SW2

£525,000 SHARE OF FREEHOLD

2	1	1
BEDROOMS	RECEPTIONS	BATHROOMS

KEY FEATURES

01 Split level period apartment	05 Shaker style kitchen
02 Superb roof terrace	06 Bathroom and separate WC
03 Two bedrooms	07 Built in eaves storage
04 Bright bay fronted reception	08 ABC Roads conservation area

Winkworth Streatham
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THE PROPERTY

Arranged over the first and second floors of a handsome red brick period building, this two bedroom split level apartment has a wonderfully homely feel throughout, combining genuine character with one of the most sought after features in this part of London: a superb roof terrace.

A staircase dressed in striking patterned wallpaper leads up to the first floor, where the reception room sits at the front of the building. It is a lovely, well proportioned space, with a shuttered bay window drawing in plenty of natural light and fitted alcove shelving adding both charm and practicality. Next door, the second bedroom works equally well as a guest room or home office, finished with wooden flooring and a calm outlook to the rear.

At the back of the apartment, the kitchen is fitted with white shaker style cabinetry, warm wooden worktops and classic metro tiling, with a gas hob and twin windows that keep the room bright. A bathroom with a bath and overhead shower sits alongside, with a separate WC next door, a genuinely useful arrangement for everyday living.

The upper floor is where the property really comes into its own. The landing opens through double doors straight onto the roof terrace, a generous outdoor space with room to dine, unwind and entertain, set against a backdrop of rooftops and chimney stacks. The principal bedroom is a peaceful retreat, with characterful sloping ceilings, built in wardrobes and further eaves storage, while a separate storage room adds yet more practicality.

Barcombe Avenue sits within the sought after Leigham Hall conservation area, known locally as the ABC Roads, just moments from Streatham Hill. It is a quiet residential road, yet Streatham Hill station, with trains to London Victoria in around 17 minutes, is within walking distance, and Brixton Underground is a short bus ride down the hill. Tulse Hill station also offers swift access to London Bridge and the City. Streatham High Road provides a wide choice of shops, cafés and restaurants. Hillside Gardens Park is just a short stroll away, while the wider open spaces of Brockwell Park and Streatham Common are within easy reach.

THE DETAILS

TENURE
Share of Freehold

TERM
991 year and 1 months

SERVICE CHARGE
£0 per annum

GROUND RENT
£ 0 Annually (subject to increase)

COUNCIL TAX BAND
C

EPC RATING
D

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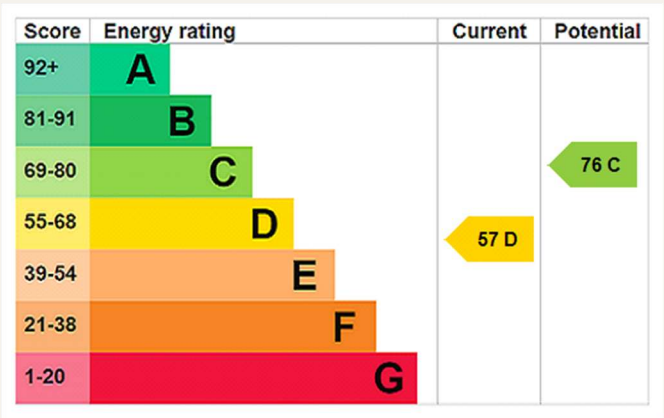
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID606394)

ENERGY PERFORMANCE



VIEWINGS

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