



Downton Avenue, SW2

£500,000 *Leasehold*

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KEY FEATURES

- Split-level period conversion
- Two generous double bedrooms
- Large semi-open plan reception
- Abundant integrated storage solutions
- Upper bedroom with WC
- Imposing red-brick exterior
- Quiet residential avenue position
- Near Tooting Bec Common

Set on the first and second floors of an imposing red-brick period terrace on one of Streatham Hill's premier streets, this two-bedroom split-level apartment offers an impressive sense of space and a highly practical layout. Entered via a ground-floor entrance, stairs lead up to a generous first-floor landing. To the front, a spacious living room serves as the principal reception area, bathed in natural light and flowing naturally towards the adjoining kitchen to create a highly sociable, semi-open plan feel.

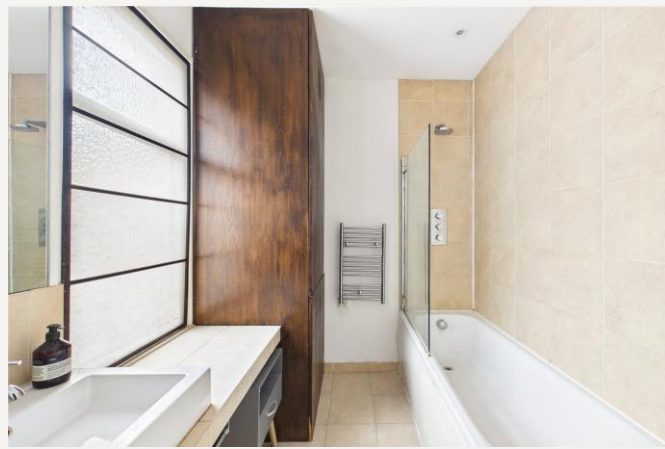
Positioned at the rear of this level is a comfortable double bedroom with a peaceful outlook, served by a central family bathroom. Stairs

lead up to the second floor, which is dedicated entirely to a vast second bedroom. This exceptional space is filled with character, boasting extensive eaves storage solutions and the added convenience of a separate WC.

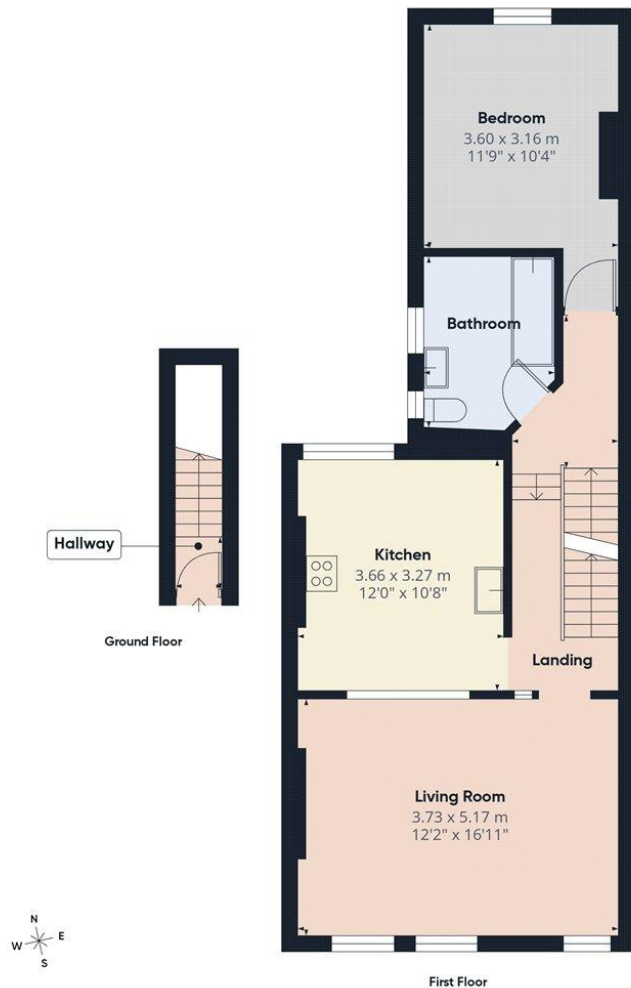
Downton Avenue is a quiet, tree-lined street perfectly positioned for the vibrant independent boutiques, cafés, and restaurants of Streatham Hill. The property is exceptionally well-placed for the expansive green spaces of Tooting Bec Common, which offers tranquil woodland walks, tennis courts, and the historic Lido. Transport links are excellent, with Streatham Hill station providing frequent, rapid services to London Victoria and London Bridge, while Balham is easily

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Approximate total area⁽¹⁾

94 m²

1012 ft²

Reduced headroom

2.5 m²

27 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 164 year and 2 months

Service Charge: £100 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

EPC rating: D

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