



Hailsham Avenue, SW2

£450,000 *Leasehold*



KEY FEATURES

- Edwardian Ground Floor Maisonette
- Sought-After Conservation Area
- 619 sq. Ft. of Living Space
- Double Bedroom With Fitted Wardrobes
- Kitchen/Dining room
- Reception Room
- Private Gardens
- Period Character Features

A charming period one bedroom garden flat situated on the Leigham Court Estate conservation area of Streatham Hill which is a residential neighbourhood well placed for access to Brixton/West Norwood/Tulse Hill/Dulwich/Clapham and is an easy commute into Central London.

This attractively-presented Edwardian maisonette offers over 600 sq. Ft. of flexible living space which comprises: a bright reception room to the front, a generous double bedroom, a kitchen/diner and an all-white bathroom. The maisonette has direct street access and retains period character and charm including: high ceilings, sash windows and a fireplace. The present owners have lovingly cared for the space

and have stylishly decorated throughout with the addition of plantation shutters and excellent fitted storage/wardrobes.

The property further benefits from a landscaped 30ft private garden with a side return, perfect for al-fresco dining when the weather permits.

Hailsham Avenue is a short walk downhill to Streatham Hill station (London Victoria in 17 minutes) and easy to catch a bus to Brixton.

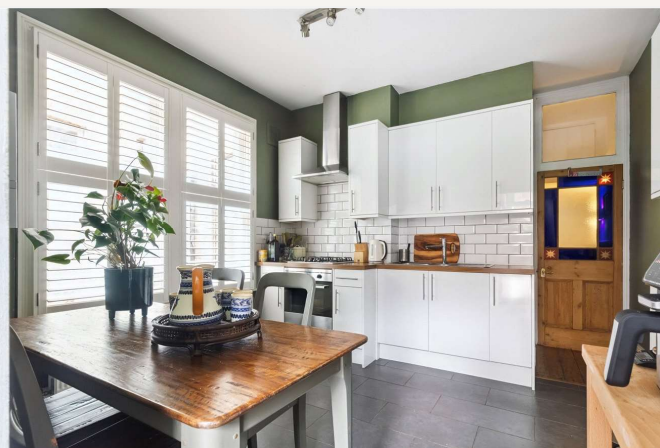
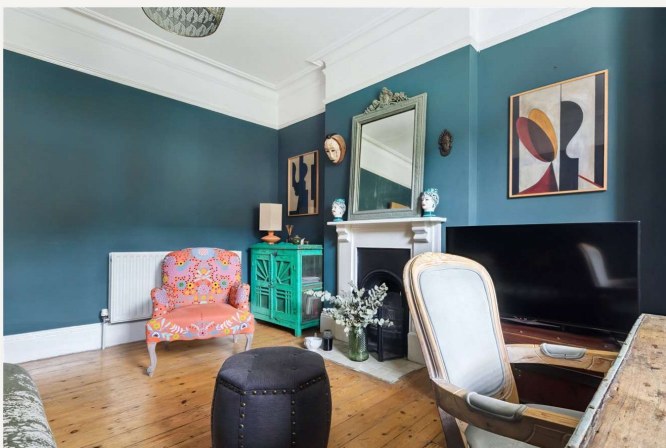
There is an attractive local park (Hillside Gardens) nearby with tennis courts and pretty gardens. Great pubs and restaurants such as the 'Tulse Hill Hotel' and 'Hood' are close by and Streatham Hill and the High Road have lots of good shopping for your day to day needs.

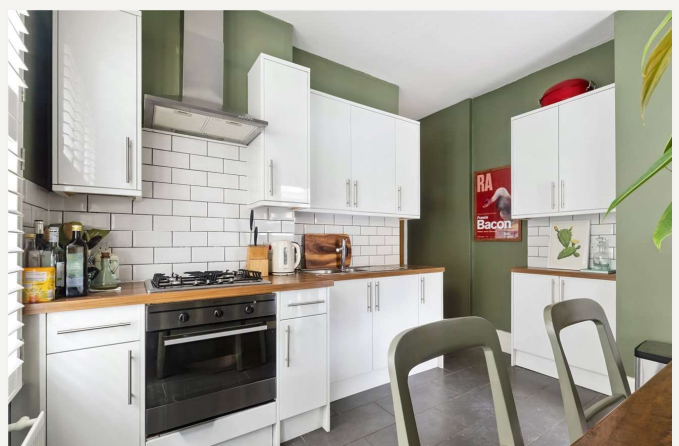
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Approximate Floor Area = 57.5 sq m / 619 sq ft

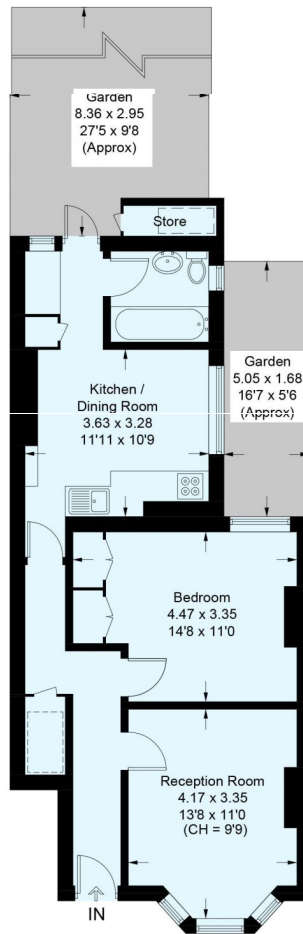
Store = 1.1 sq m / 12 sq ft

Total = 58.6 sq m / 631 sq ft

Including Limited Use Area (2.4 sq m / 26 sq ft)



[] = Reduce head height below 1.5m



Ground Floor

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. (ID661433)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MATERIAL INFO

Tenure: Leasehold

Term: 179 year

Service Charge: £0 per annum

Ground Rent: £ 10 Annually (subject to increase)

Council Tax Band: C

EPC rating: D

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