



CRICKLADE AVENUE, SW2  
**£700,000 FREEHOLD**

## RARE THREE-BEDROOM HOME WITH GARDEN ON THE SOUGHT-AFTER ABCD ROADS NEAR STREATHAM HILL

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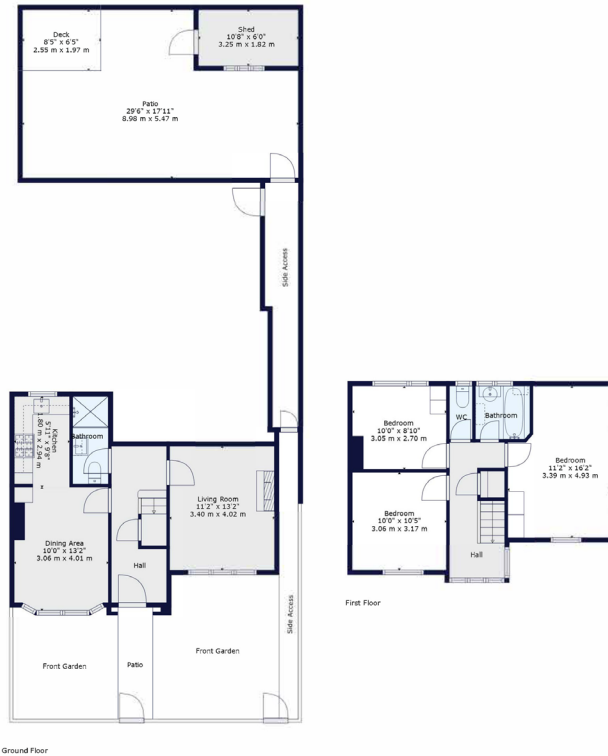
## DESCRIPTION:

This spacious and beautifully presented three-bedroom home is set across two floors of a handsome 1930s building on one of Streatham Hill's sought-after ABCD roads. With its own private entrance, excellent proportions throughout, and a well-balanced layout ideal for family life or sharers, this property offers a welcoming sense of home from the moment you step inside. Upon entering, you're greeted by a wide entrance hall that sets the tone for the generous proportions that follow. The front reception room is a standout—charming and light-filled with a striking fireplace and intricate ceiling detailing, offering a warm backdrop for both entertaining and everyday living. Adjacent, a dedicated dining room looks out onto the peaceful front garden, framed by a large bay window that floods the space with natural light. To the rear sits a modern kitchen with integrated appliances and sleek cabinetry. The garden is low maintenance and cleverly divided between patio and raised deck—ideal for al fresco dining or weekend lounging. Shared side access ensures practicality without compromise on privacy. Upstairs, the principal bedroom benefits from leafy views and space for a king-sized bed and additional furniture. Two further well-proportioned bedrooms provide flexibility for a growing family or working from home. A contemporary family bathroom sits on the first floor, while a downstairs shower room adds an extra layer of convenience. Cricklade Avenue is a quiet residential street moments from Streatham Hill, offering excellent transport links via the mainline station as well as an abundance of independent cafés, restaurants, and amenities. With easy access to Brixton and Streatham's open green spaces, this is a rare opportunity to purchase a well-appointed home in one of SW2's most desirable pockets.









Ground Floor

First Floor

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**TOTAL: 992 sq. ft, 92.2 m<sup>2</sup>**  
**EXCLUDED AREAS: SIDE ACCESS: 145 sq. ft, 14 m<sup>2</sup>, SHED: 64 sq. ft, 6 m<sup>2</sup>, PATIO: 445 sq. ft, 41 m<sup>2</sup>, DECK: 54 sq. ft, 5 m<sup>2</sup>**

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure: Freehold**

**Council Tax Band: E**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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