



Barcombe Avenue, SW2

OIEO £525,000 *Leasehold*



KEY FEATURES

- Three-bedroom period maisonette
- Bright reception room with fireplace
- Separate kitchen with balcony access
- Store room providing additional storage
- Spacious principal bedroom with eaves storage
- Excellent local schools nearby
- High rental yield potential
- Close to Streatham Hill and Balham stations

Occupying the first and second floors of an attractive period building within the Telford Park Conservation Area, this spacious three-bedroom maisonette offers generous proportions, flexible accommodation, and excellent natural light throughout. The first floor features a welcoming hallway with useful storage and leads into a bright reception room with period detailing and a feature fireplace, complemented by a separate kitchen with access to a small balcony and outdoor storeroom - ideal for additional storage. Two bedrooms on this level include a large double and a smaller double room, served by a well-presented family bathroom. Upstairs, the principal bedroom benefits from excellent floor space, eaves storage, and

pleasant rooftop views, making it an ideal retreat. The flat offers good storage throughout, including the practical storeroom on the balcony and additional eaves space on the upper level.

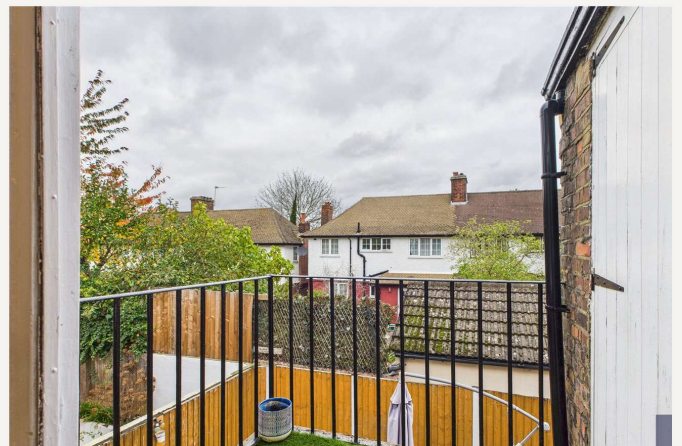
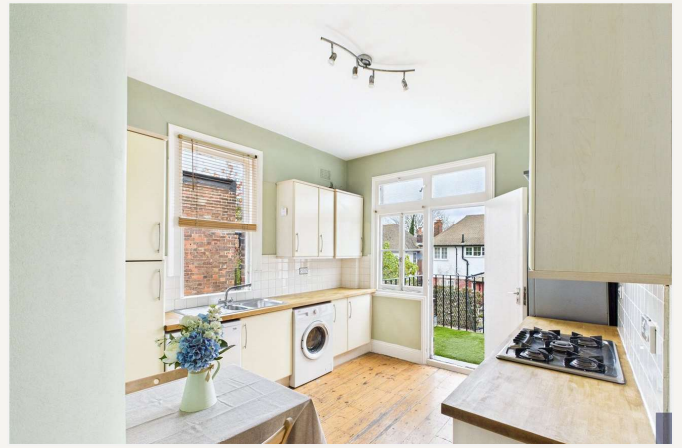
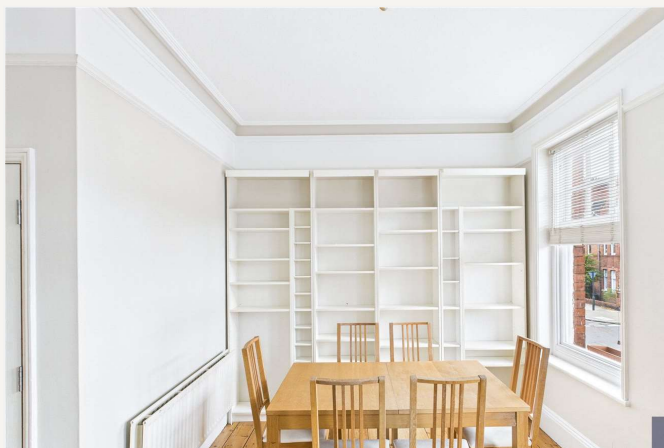
Barcombe Avenue is a desirable residential road in Streatham, known for its attractive period architecture and family-friendly atmosphere. The property is ideally positioned for Streatham Hill, Balham, and Tulse Hill stations, providing swift routes into London Victoria, London Bridge, and the City. Regular bus routes also run directly to Brixton for the Victoria Line. The area is well served by excellent local schools, independent cafés, restaurants, and nearby green spaces such as Tooting Bec Common.

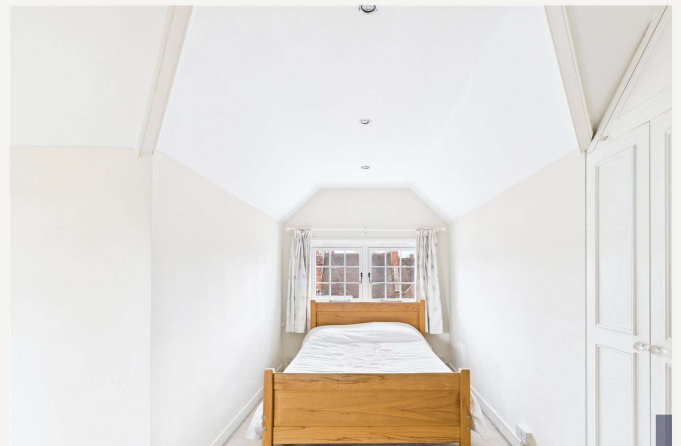
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Approximate total area ⁽¹⁾	103.3 m ² 1113 ft ²
Balconies and terraces	3 m ² 32 ft ²
Reduced headroom	10 m ² 107 ft ²

(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		73 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 87 year and 6 months

Service Charge: £1080 per annum

Ground Rent: £ 10 Annually (subject to increase)

Council Tax Band: D

EPC rating: E

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