



Amesbury Avenue, SW2

£450,000 *Leasehold*

3  2  1 

KEY FEATURES

- Three-bedroom maisonette
- Bright double reception room
- Modern fitted kitchen
- Private garden access
- Private balcony
- Contemporary bathroom
- First and second floor
- Close to Streatham Hill station

Set across the first and second floors, this bright three-bedroom maisonette offers generous proportions, original charm and direct access to a private garden.

A welcoming entrance hall leads to a large reception room with wood flooring, built-in shelving and wide windows allowing plenty of natural light. The adjoining dining area connects through sliding doors, creating a wonderful sense of flow — ideal for entertaining. The kitchen features modern cabinetry, tiled splashbacks and direct access to a private balcony with steps leading down to the garden. The garden itself is paved and low-maintenance, providing ample space for outdoor dining and planting. Upstairs, three bedrooms are arranged around a bright landing, including two good-sized doubles and a third smaller double bedroom. A contemporary bathroom with a sleek white suite and a separate WC completes the accommodation.

Located on a tree-lined street close to the amenities of Streatham Hill and Tulse Hill, the property offers easy access to cafés, shops and transport links into central London.

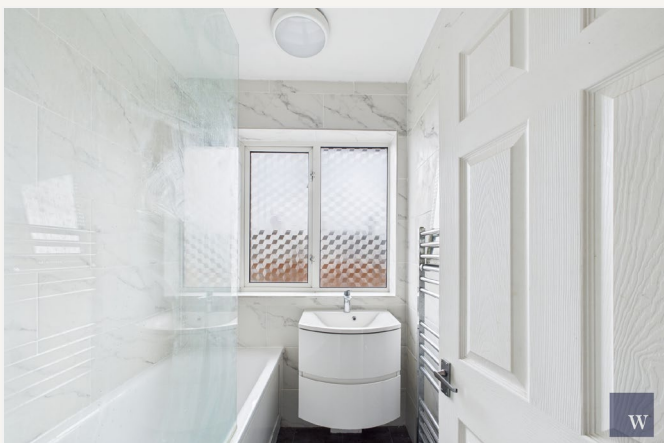
Streatham

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

MATERIAL INFO

Tenure: Leasehold
Term: 172 year and 8 months
Service Charge: £1488 per annum
Council Tax Band: C
EPC rating: D

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