



Goodman Crescent, SW2

£625,000 *Freehold*

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KEY FEATURES

- Architect-designed 1970s house with exceptional built-in storage
- Three bedrooms arranged over three floors
- Bright kitchen/living space plus separate dining/reception
- Landscaped, low-maintenance rear garden
- Private balcony with open neighbourhood views
- Guest WC and family bathroom
- Off-street parking within the walled close
- Quiet setting by Telford Park; handy for Balham & Streatham Hill transport and amenities

Tucked away in a small, walled close beside Telford Park Tennis Club, this smart three-bedroom house combines calm, flexible living with an abundance of cleverly integrated storage. Designed in the 1970s by architects who clearly prioritised practicality, the layout makes exceptional use of every inch: deep closets off the landings, full-height cupboards in the kitchen, discreet understairs space and extensive eaves cupboards on the top floor—there’s a place for everything. A hallway with guest WC leads to the bright kitchen/living area at the front—ideal for everyday life and easy entertaining. Beyond, a generous dining/reception spans the width of the house and opens to a landscaped, low-maintenance rear garden with raised planters and seating—perfect for effortless alfresco suppers. The development offers off-street parking within the close, adding day-to-day convenience. Upstairs, two comfortable doubles share a family bathroom on the first floor. The top level is devoted to a peaceful third bedroom with superb eaves storage and a private balcony. From here you enjoy open views across the surrounding period streets and treetops—an uplifting spot for morning coffee.

Despite the seclusion, you’re moments from the greenery and community of the Telford Park Conservation Area, with Balham and Streatham Hill both close for shops, cafés, gyms and swift rail/Northern Line links. Excellent schools and regular buses are on the doorstep, and the South Circular is easily accessed.

Streatham

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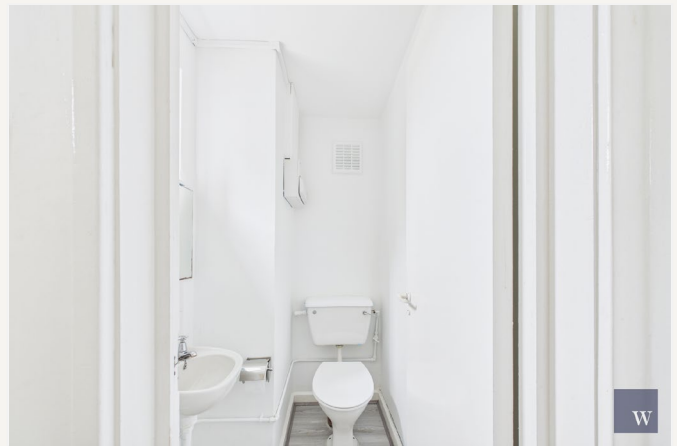
VIRTUALLY STAGED



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Ground Floor



First Floor



Second Floor

W

Approximate total area⁽¹⁾

98.8 m²
1063 ft²

Balconies and terraces

3.8 m²
41 ft²

Reduced headroom

8.8 m²
95 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		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Freehold
Council Tax Band: D
EPC rating: C

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