



Goodman Crescent, SW2

£600,000 *Freehold*

3  2  1 

KEY FEATURES

- Three bedroom house
- 1.5 bathrooms
- Exceptional built-in storage
- Large through reception
- Landscaped rear garden
- Top floor bedroom with balcony
- Off-street parking for two
- Zone 3 with superb links

Tucked away in a small, walled close beside Telford Park Tennis Club, this smart three-bedroom house blends calm, flexible living with standout practicality and 1.5 bathrooms (a guest WC at ground level plus a family bathroom). Designed in the 1970s with storage front of mind, the layout makes excellent 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 the guest WC leads into 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. Within the close there is off-street parking for two cars, adding day-to-day convenience.

Upstairs, two comfortable doubles share the 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 surrounding period streets and treetops—an uplifting spot for morning coffee.

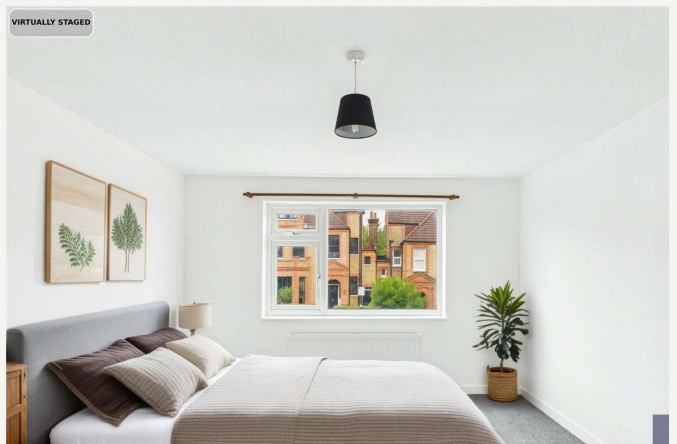
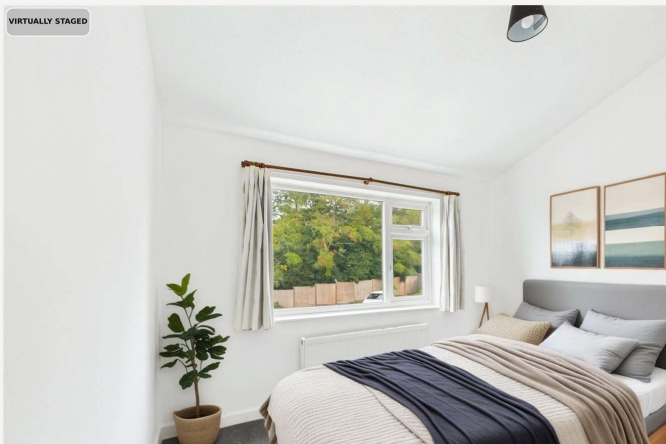
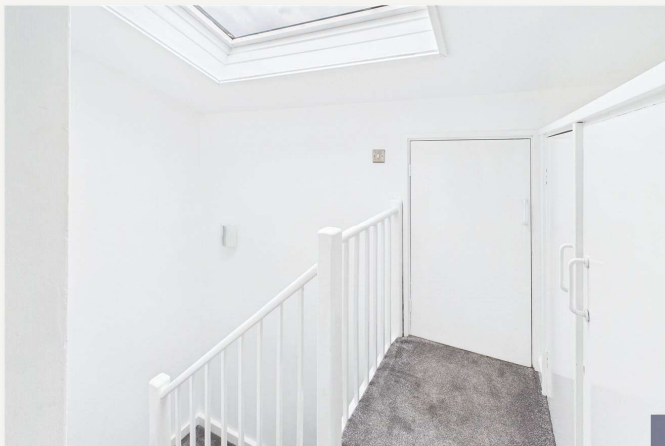
For commuters, the connections are superb: you’re in Zone 3 and just 2 minutes from Streatham Hill station (c. 8 mins to Clapham Junction, 18 mins to Victoria, 23 mins to London Bridge). It’s a short walk to Balham for the Northern line, and a quick bus ride to Brixton for the Victoria line—plus frequent local buses on your doorstep.

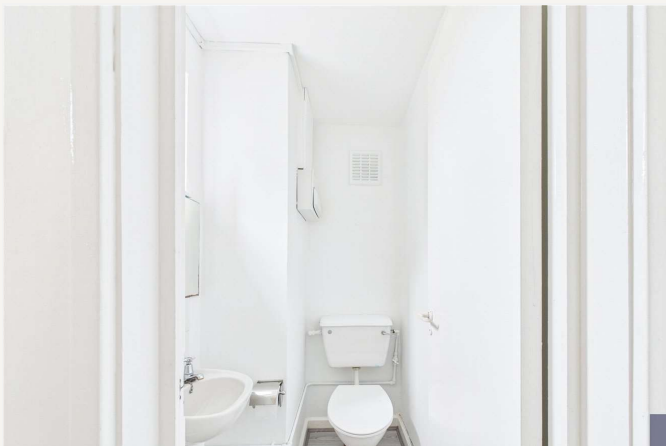
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Ground Floor



First Floor



Second Floor

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

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

EPC rating: C

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