



## Amesbury Avenue, SW2

£900,000 *Freehold*

4  2  1 

### KEY FEATURES

- Four double bedrooms
- Double reception room
- Modern kitchen dining room
- Downstairs WC
- Private rear garden
- Period features throughout
- Three storey freehold

This beautifully presented four-bedroom, three-storey freehold home is set on one of Streatham Hill's highly regarded ABC roads and offers generous living space, elegant period detail, and a well-balanced layout ideal for modern family living. The ground floor opens into an elegant double reception room, with original fireplaces, plantation shutters, and double doors allowing the spaces to be opened up or separated as required. To the rear sits a modern kitchen/dining room, thoughtfully designed for everyday use and entertaining, featuring contemporary cabinetry and a charming stable-style door opening directly onto the low-maintenance rear garden. A downstairs WC and useful under-stairs storage complete the ground floor. The first floor comprises three well-proportioned double bedrooms, alongside a smart family bathroom, while the second floor hosts a further double bedroom, benefitting from useful under-eaves storage, making it an ideal principal suite, guest room, or flexible workspace. The property is rich in character throughout, with period features carefully retained and complemented by tasteful modern updates, creating a home that feels both elegant and practical. Amesbury Avenue is one of the most sought-after residential streets just off Streatham Hill, perfectly positioned for the area's excellent selection of shops, cafés, restaurants, and supermarkets, including an M&S Foodhall close by. Streatham Hill station is at the bottom of the road, offering direct services to London Bridge, Clapham Junction, and London Victoria, while Tulse Hill station provides additional links to Elephant & Castle, Blackfriars, and St Pancras. Numerous bus routes are also easily accessible.

### Streatham

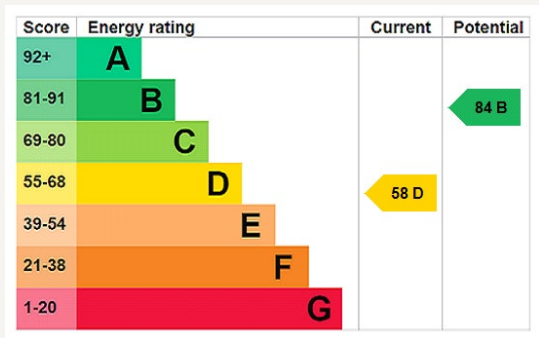
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### MATERIAL INFO

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

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