



BARCOMBE AVENUE, SW2
£2,700 PER MONTH UNFURNISHED

A RECENTLY REDECORATED 1960'S SPLIT-LEVEL FOUR BEDROOM MAISONETTE

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

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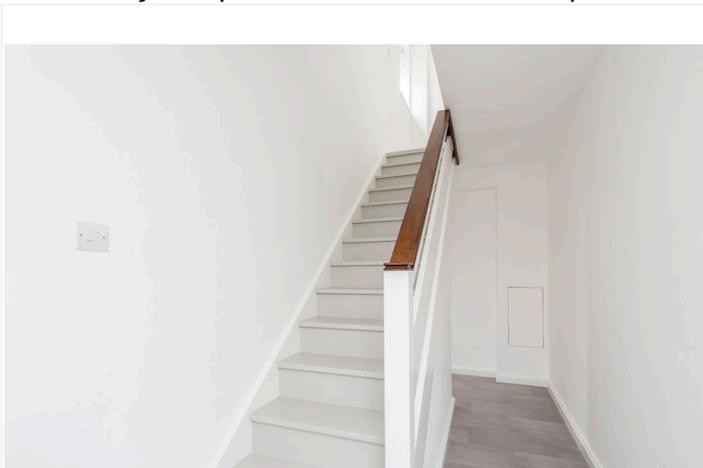


DESCRIPTION:

Available exclusively through Winkworth, we are delighted to offer to let this smart and bright, split-level maisonette that is decorated throughout in shades of white and pale grey. The property dates from the 1960's and is located within the sought-after Leigham Hall conservation area of Streatham Hill, close to the small park at Hillside Gardens. Access is at street level and via a private front door that leads into the ground floor entrance hall that has side access out to the small rear garden area and a deep storage closet under the stairs. The first floor has four double bedrooms and a modern bathroom with a bath, WC and a wash hand basin. The upper (top floor) has a large and bright open-plan kitchen/reception room with attractive painted floorboards and a range of modern white fitted kitchen units with integrated appliances including: oven, hob and extractor, fridge/freezer and a full-size dishwasher. There is a WC and shower on this level as well as a utility closet that houses the washing machine. The property has full gas central heating and is double-glazed. Available from the 19th of August 2023 on an unfurnished basis. ***NOT SUITABLE FOR SHARERS*** This property is an unlicensed HMO and would only be suitable for a family, two professional sharers or a couple.

AT A GLANCE

- Four Bedrooms
- Bathroom & Shower Room
- Open-plan Kitchen/Living
- Fitted Storage Space
- Small Garden
- Unfurnished
- Available 19th August 2023
- Lambeth Council Tax Band: D
- NO HMO License



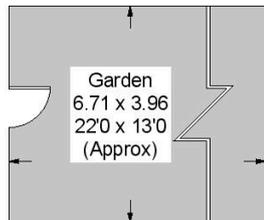


Barcombe Avenue, SW2

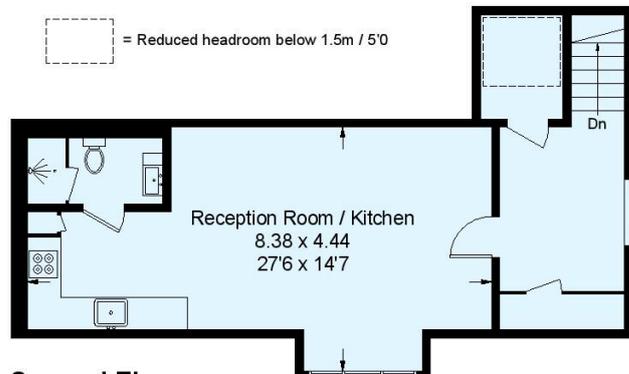
Approximate Gross Internal Area
141.9 sq m / 1527 sq ft



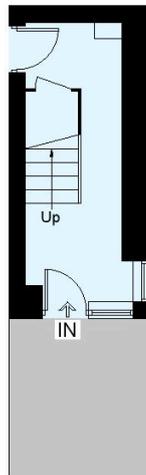
 = Reduced headroom below 1.5m / 5'0"



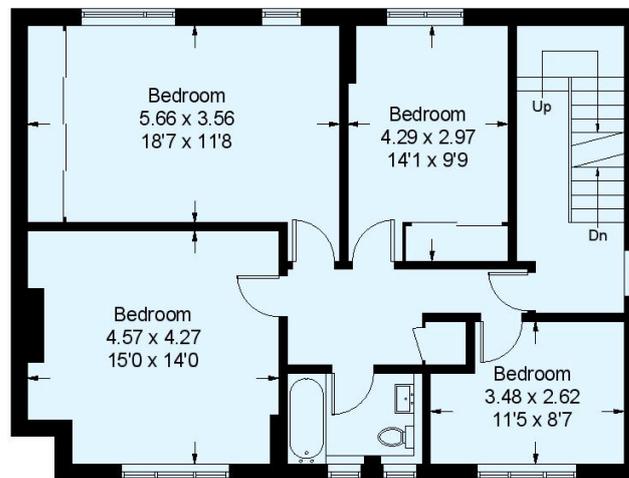
Ground Floor



Second Floor
46.9 sq m / 505 sq ft



Ground Floor
9.2 sq m / 99 sq ft



First Floor
85.8 sq m / 923 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID479440)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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