



HAILSHAM AVENUE, SW2
£399,995 LEASEHOLD

Winkworth



HAILSHAM AVENUE, SW2

Located in the sought after Leigham Court Estate conservation area (off the ABC roads) this bright and airy ground floor Edwardian Maisonette offers good internal space, original character features, a lovely private garden and it is beautifully presented throughout.

Available exclusively with Winkworth, we are delighted to offer for sale this charming period home set within the Leigham Court Estate conservation area of Streatham Hill which is a residential neighbourhood well placed for access to Brixton/West Norwood/Tulse Hill/Dulwich/Clapham and is an easy commute into Central London.

This attractively presented Edwardian maisonette offers over 600 sq. Ft. of flexible living space which comprises: a bright reception room to the front, a generous double bedroom with fitted wardrobes, a kitchen/diner and a smart shower room. The maisonette has direct street access and retains period character and charm including: high ceilings, sash windows and a feature fireplace. The present owners have lovingly cared for the space and have stylishly decorated throughout with the addition of plantation shutters and excellent fitted storage/wardrobes.

The property further benefits from a landscaped 26ft private garden, perfect for al-fresco dining when the weather permits!

Hailsham Avenue is a short walk downhill to Streatham Hill station (London Victoria in 17 minutes) and easy to catch a bus to Brixton.

There is an attractive local park (Hillside Gardens) nearby with tennis courts and pretty gardens. Great pubs and restaurants such as the 'Tulse Hill Hotel' and 'Hood' are close by and Streatham Hill and the High Road have lots of good shopping for your day to day needs. including an M&S Foodhall, independent coffee shops, gyms and yoga studios.

LOCATION

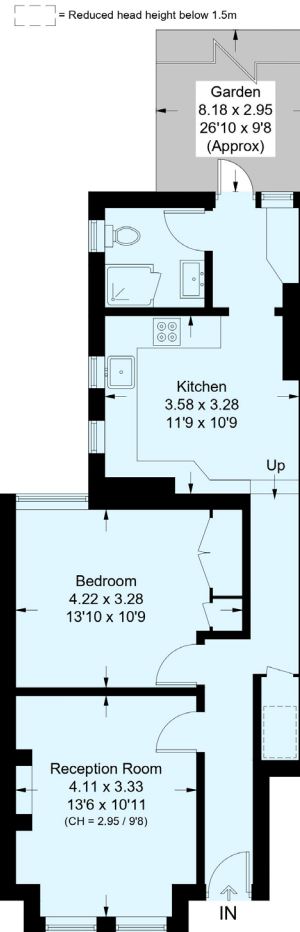
Streatham Hill





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Approximate Floor Area = 57.2 sq m / 616 sq ft sq ft
Including Limited Use Area (1.5 sq m / 16 sq ft)



Ground Floor

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. (ID934469)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(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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