



Hailsham Avenue, SW2

£445,000 *Leasehold*



KEY FEATURES

- Ground floor flat
- One double bedroom
- Bright reception room
- Modern fitted kitchen
- Bathroom off kitchen
- Hallway storage cupboard
- Private rear garden
- New lease extension

Set on the ground floor of an attractive period building, this beautifully refurbished one-bedroom flat offers bright, well-proportioned accommodation with direct access to a private garden. The property is entered via a central hallway, which includes a useful storage cupboard, before leading through to a generous reception room positioned at the front of the building. This is a calm and inviting space with excellent ceiling height, restored flooring and a large window that allows plenty of natural light to pour in. To the rear sits a modern, well-fitted kitchen, arranged with contemporary cabinetry and worktops, and space for everyday dining. The bathroom is positioned just off the kitchen and has been finished with clean tiling and modern fittings, creating a practical and well-laid-out rear section of the home. From the kitchen, there is access out to the private garden, providing a natural extension of the living space and an ideal setting for outdoor seating, planting or entertaining. The bedroom is quietly positioned away from the street and offers comfortable proportions with space for wardrobes and additional furniture. The flat has been refurbished throughout, giving it a fresh, turnkey feel while retaining the character expected of a period property. Externally, the private garden is a real highlight, offering a rare and valuable outdoor space, ideal for summer evenings or quiet relaxation. Hailsham Avenue is a popular residential street in Streatham Hill, well placed for both convenience and connectivity. Streatham Hill station is close by, offering direct links into Victoria and London Bridge, while the surrounding area provides a wide selection of shops, cafés, restaurants and everyday amenities. Streatham Common and Brockwell Park are also within easy reach, offering excellent green space for walking and leisure.

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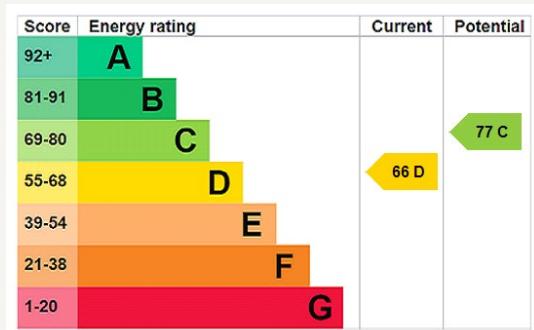
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MATERIAL INFO

Tenure: Leasehold
Lease Length: 171 years (new lease extension)
Service Charge: £371.44 per annum
Ground Rent: £10 Annually
Council Tax Band: D
EPC rating: D

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