



CRICKLADE AVENUE, SW2  
**£1,050,000 FREEHOLD**

## A UNIQUE OPPORTUNITY TO OWN A FREEHOLD WITH SEPARATE ONE BEDROOM FLAT

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## DESCRIPTION:

A unique and rarely available opportunity to acquire a spacious freehold three-bedroom house with an attached, self-contained one-bedroom flat—perfectly positioned on the sought-after ABCD roads of Streatham Hill.

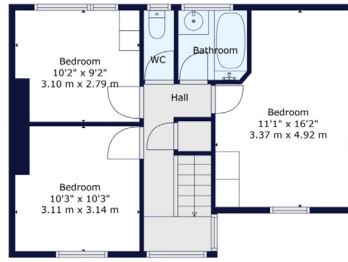
This versatile offering includes the main three-bedroom residence at the front of the plot, complete with its own front door, large reception room, kitchen/diner, and both a family bathroom upstairs and a separate downstairs shower room. Generous proportions throughout give the home a substantial and well-balanced feel, with space that easily accommodates both families and professional sharers alike. At the rear of the plot, with its own entrance and separate utilities, sits a bright one-bedroom flat featuring a contemporary kitchen, private living room, modern bathroom, and its own access to a private rear garden. Together, the two properties open up exciting possibilities—whether as a home with additional rental income, or a multi-generational living solution that allows independence and proximity in equal measure.

Cricklade Avenue is a charming residential street forming part of the ever-popular ABCD roads. Moments from the amenities and restaurants of Streatham Hill, and a short walk to Streatham Hill Station with direct trains into London Bridge and Victoria. Regular buses also provide swift access to Brixton and the Northern Line.

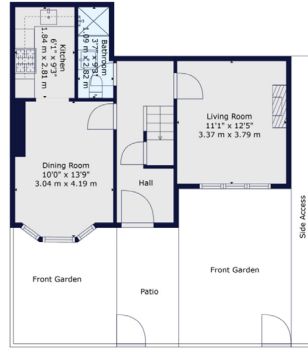




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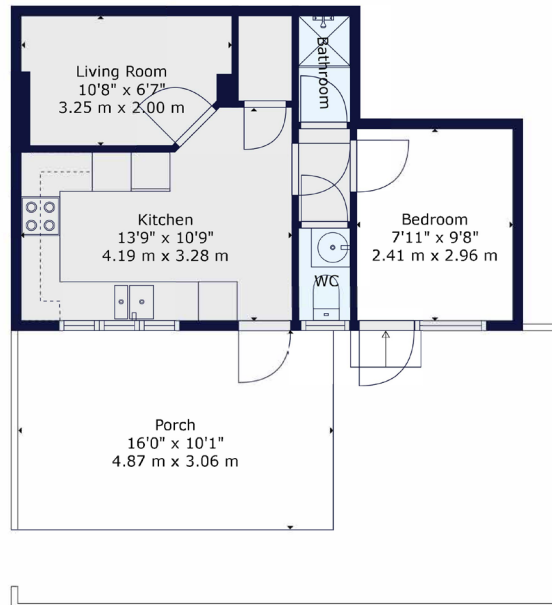
FIRST FLOOR



GROUND FLOOR

TOTAL: 992 sq. ft. 92.2 m2

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agents or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



TOTAL: 379 sq. ft. 35.2 m2

EXCLUDED AREAS: PORCH: 161 sq. ft. 15 m2

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