



Rastell Avenue, SW2

£800,000 *Share of Freehold*



KEY FEATURES

- Three-bedroom Victorian maisonette
- Uninterrupted views of Tooting Bec Common
- Private landscaped garden
- Large front reception with bay window
- Spacious kitchen/dining room
- High ceilings and period detailing
- Contemporary bathroom
- Excellent transport and schools nearby

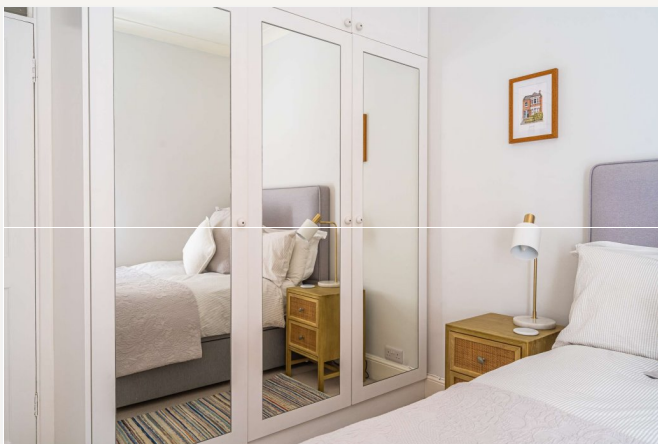
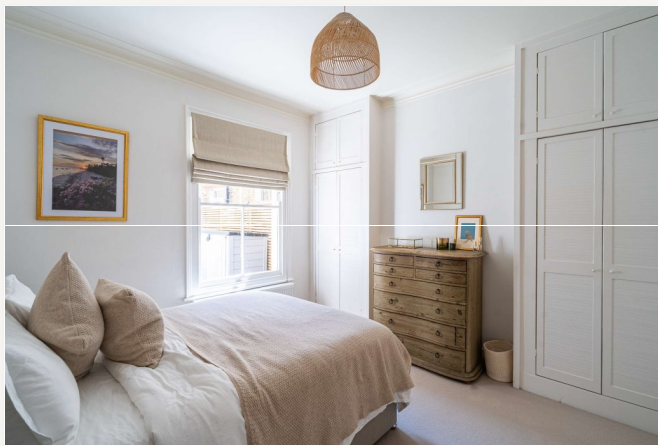
Set opposite the wide green spaces of Tooting Bec Common, this beautifully presented three-bedroom ground floor Victorian maisonette is tucked away in the desirable Telford Park conservation area, moments from Balham and Streatham Hill. The home opens via a private entrance into a central hallway, where period cornicing and high ceilings set the tone for the characterful interiors that follow. To the front, a generous bay-fronted reception room enjoys uninterrupted views across the common, while the adjacent principal bedroom offers calm proportions and period charm. A second double bedroom sits at the rear, with leafy garden views, and a third, smaller bedroom provides the ideal space for a child's room, nursery or study. At the heart of the home lies a contemporary kitchen and dining room with worktops and smart cabinetry, opening through to a landscaped, sun-drenched garden. The current owners have recently acquired and transformed the additional garden plot, resulting in a private oasis designed for both relaxing and entertaining, with no overlooking neighbours. The property also offers scope for a side return extension, subject to the necessary consents. A modern family bathroom completes the internal layout, and a spacious hallway cupboard provides valuable storage. Rastell Avenue is a peaceful, tree-lined street positioned within easy reach of Streatham Hill Station and Balham's Northern Line, with excellent local schools and a vibrant mix of cafés, shops and restaurants just a short walk away. A brand new nursery on the road—highly regarded in the area—also gives admission priority based on proximity, making this home especially appealing for young families.

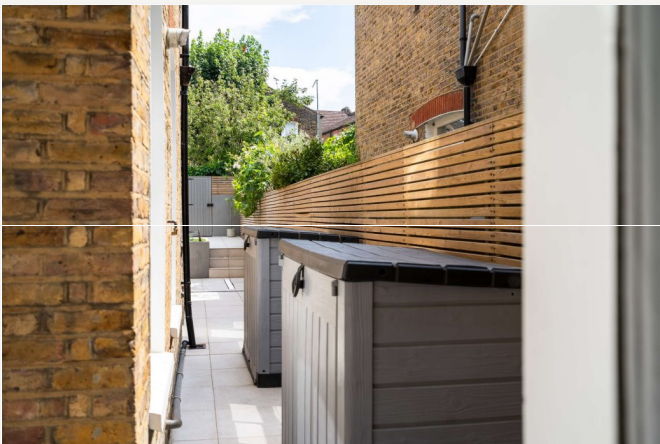
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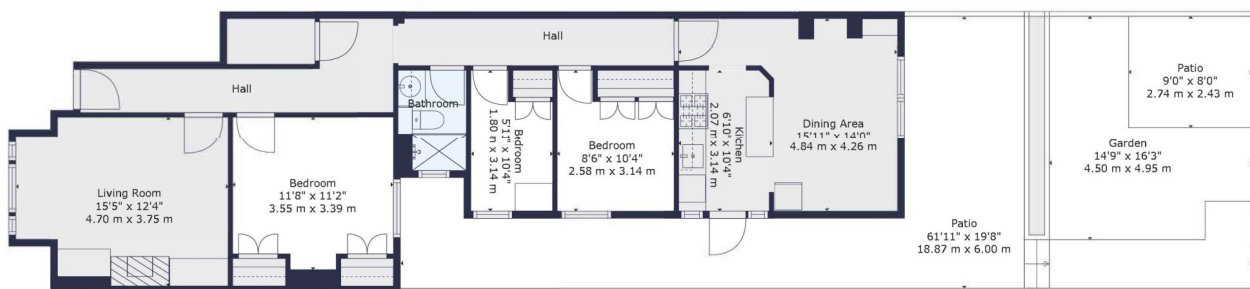
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TOTAL: 963 sq. ft, 89 m2
GROUND FLOOR: 963 sq. ft, 89 m2
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Share of Freehold

Council Tax Band: D

EPC rating: D

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