



Cricklade Avenue, SW2

£460,000 *Leasehold*

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KEY FEATURES

- Ground-floor period maisonette
- Bright bay-fronted reception
- Two well-proportioned bedrooms
- Separate fully fitted kitchen
- Private south-facing garden
- Useful side garden access
- Peaceful residential location
- Close to stations & parks

Set on the ground floor of an attractive period maisonette, this beautifully presented two-bedroom home offers generous room proportions, classic character, and a private south-facing garden that serves as its standout feature. A private front door opens into a welcoming hallway leading into a bright reception room framed by a large bay window and enhanced with original style detailing. This warm and inviting space is ideal for both everyday living and entertaining, with room for a dining area as well as comfortable seating. The separate kitchen sits to the rear and is well-laid-out, offering plenty of storage, good worktop space, and direct views over the garden. The two bedrooms are positioned peacefully away from the reception: the larger double enjoys excellent natural light, while the second bedroom provides a versatile space ideal as a guest room, nursery, or home office. A neatly presented bathroom sits centrally off the hallway. The private rear garden is the highlight of the home - a generous, mature outdoor space with patio, planting, and a useful shed. Rare for this type of property, there is also side access, making it perfect for bikes, gardening, or entertaining. Cricklade Avenue is a quiet residential street lined with handsome period homes and is well placed for easy access to both Streatham Hill and Tulse Hill stations, offering fast links into London Victoria, London Bridge, and the City. Regular bus routes on nearby Leigham Court Road provide quick connections to Brixton and the Victoria Line.

*Please note the photos are indicative only and do not represent the property's current condition. The asking price has been set to reflect the flat's present condition and the works required.

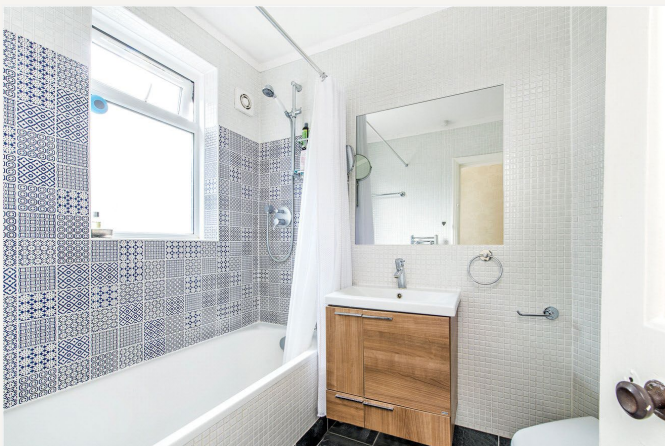
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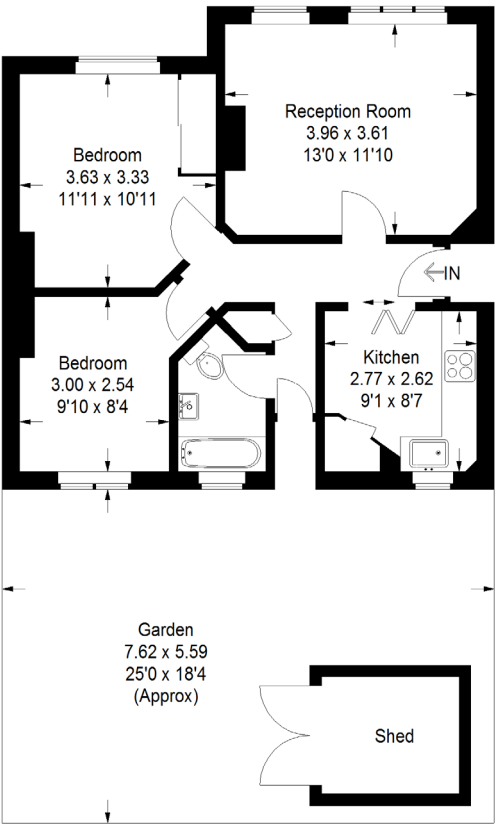
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Cricklade Avenue, SW2

Approximate Gross Internal Area
(Excluding Shed)
54.9 sq m / 591 sq ft



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
FloorplansuSketch.com © 2016 (ID255536)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 68 D | 72 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

MATERIAL INFO

Tenure: Leasehold
Term: 184 year and 7 months
Council Tax Band: C
EPC rating: D

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