



## Cricklade Avenue, SW2

£450,000 *Leasehold*



### 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

\*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.

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.

**Streatham**

020 8769 6699 | [streatham@winkworth.co.uk](mailto:streatham@winkworth.co.uk)

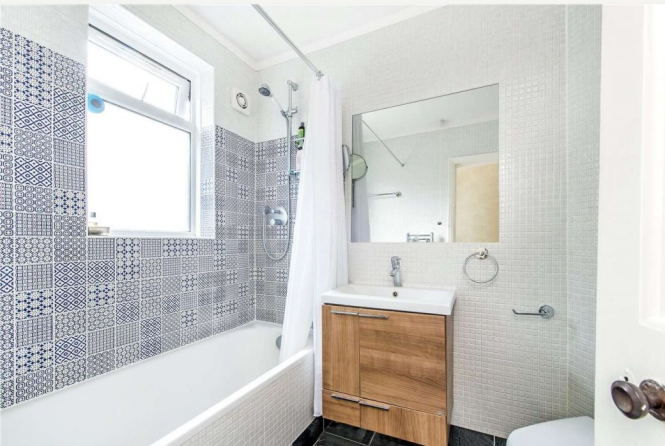
**Winkworth**

for every step...



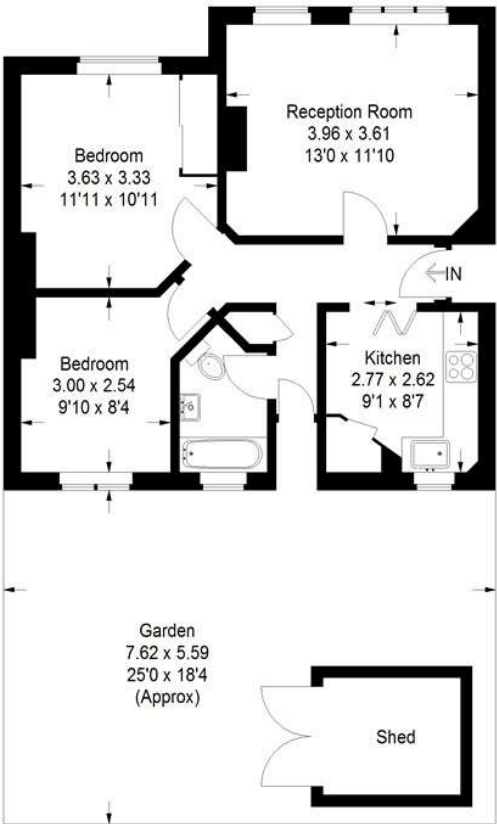






Cricklade Avenue, SW2

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 5 months  
**Service Charge:** £0 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:** C  
**EPC rating:** D