



Downton Avenue, SW2

£525,000 *Share of Freehold*



KEY FEATURES

- Two generously sized bedrooms
- Spacious, extended open-plan reception and kitchen
- Large skylights and patio doors to the garden
- Private rear garden and a private patio
- Modern kitchen with sleek units
- Stylish bathroom with quality fittings
- Excellent transport links to central London
- Close proximity to local shops, cafes, and parks

This charming two-bedroom flat is nestled within the sought-after Leigham Hall Conservation Area, locally known as the ABC Roads. Upon entering, you are greeted by a spacious, extended open-plan reception and kitchen area, illuminated by large skylights and patio doors that lead to the private rear garden. The modern kitchen features sleek cabinetry, ample worktop space, and is well-equipped for entertaining. The garden offers a peaceful retreat, ideal for al fresco dining or enjoying morning coffee.

Both bedrooms are generously sized. The master bedroom boasts high ceilings and a large window, allowing plenty of natural light, while the second bedroom provides flexibility for use as a guest room or home office with the added benefit of direct access onto a private patio area. The contemporary bathroom is stylishly finished with elegant tiling and high-quality fittings.

Convenient transport links include Streatham Hill Station, providing direct routes to London Victoria, and easy access to Brixton Tube via frequent bus services. Local amenities such as vibrant independent shops, cafes, and restaurants are within walking distance, with Hillside Gardens Park just moments away. Please note that these photographs were taken before the current tenancy began and the property's current condition may differ.

Streatham

020 8769 6699 | streatham@winkworth.co.uk

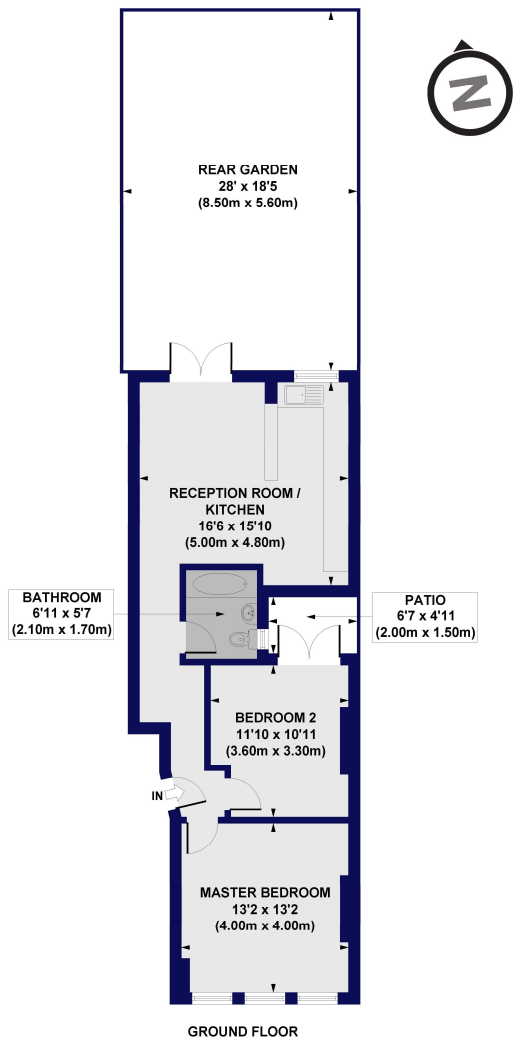
Winkworth

for every step...



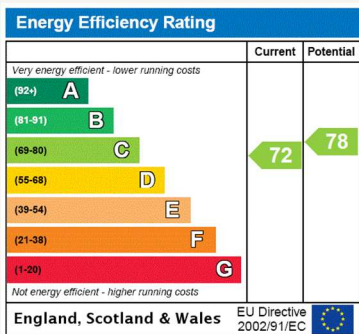


Downton Avenue, SW2
Approx. Gross Internal Floor Area 669 sq. ft / 62.12 sq. m



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 agent or CP Creative. 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.

Winkworth



MATERIAL INFO

Tenure: Share of Freehold
Term: 985 year and 2 months
Council Tax Band: C
EPC rating: C

Streatham
020 8769 6699 | streatham@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.