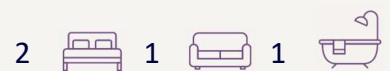




Downton Avenue, SW2

OIEO £500,000 *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

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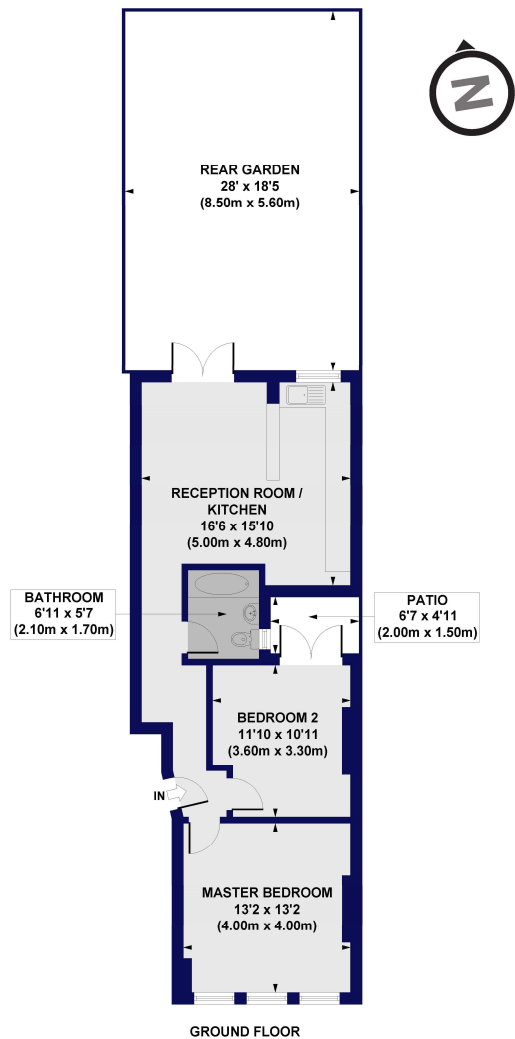
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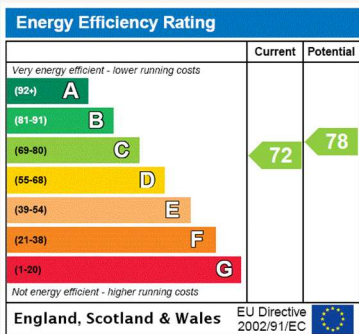


Downton Avenue, SW2
Approx. Gross Internal Floor Area 669 sq. ft / 62.12 sq. m



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.

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MATERIAL INFO

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

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