



BARCOMBE AVENUE, SW2
£2,427 PER MONTH PART-FURNISHED

A BRIGHT AND AIRY, SPLIT LEVEL TWO
BEDROOM FLAT WITH A ROOF TERRACE BY
STREATHAM HILL

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DESCRIPTION:

Available exclusively through Winkworth, we are delighted to offer to let this bright, split-level flat which is tastefully presented and offers over 850 sq.ft. of accommodation. The property dates from the late Victorian era and is located within the sought-after Leigham Hall conservation area (known locally as the ABC Roads) just moments away from Streatham Hill. The private street entrance leads to the first floor which has a large, bright reception room located to the front of the property with high ceilings and sash windows with plantation style shutters. There is a double bedroom, a modern bathroom with a bath, WC and a wash hand basin and also a further WC. To the rear of this level there is a modern fitted kitchen with integrated appliances including: oven, hob, dishwasher, washing machine and extractor and a freestanding fridge/freezer.

On the second (top) floor there is the master bedroom which has plenty of storage space and leads (on the half landing) to a private sunny south-facing roof terrace, perfect for summer entertaining. Transport at Streatham Hill (London Victoria in 17 minutes) is walking distance and Brixton Tube is a short bus ride down the hill.

On the doorstep there are all the local amenities including many lively independent shops, cafes and restaurants. Hillside Gardens Park is at the top of the street and both Streatham and Tooting Bec Commons are also within easy reach.

Available to let from the 01st of August 2023 on a long-term (12 month) contract this charming and spacious property is presented part-furnished.

AT A GLANCE

- Victorian Split-Level Apartment
- Streatham Hill Conservation Area
- Superb Roof Terrace
- Bright Reception Room
- Modern Fitted Kitchen
- Two Double Bedrooms
- Bathroom
- Separate WC
- Part-Furnished
- Lambeth Council Tax Band: C
- Available 01st of August 2023






Barcombe Avenue, SW2

Approximate Floor Area = 82.9 sq m / 892 sq ft
Including Limited Use Area (10.0 sq m / 108 sq ft)



 = Reduce head height below 1.5m

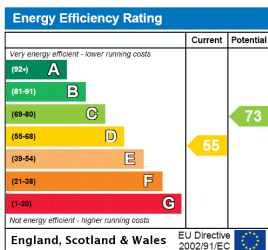


First Floor
51.0 sq m / 549 sq ft

Second Floor
31.9 sq m / 343 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID606394)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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