



Lydhurst Avenue, SW2

£575,000 *Leasehold*



KEY FEATURES

- Turnkey split-level Victorian maisonette
- Reception room
- Recently renovated kitchen/diner
- Three bedrooms
- Modern Bathroom
- Prime Streatham Hill Location
- In excess of 1020 Sq. Ft.
- Period features throughout

Located in the sought-after Leigham Court conservation area close to Streatham Hill station (off the ABC roads) we are delighted to offer for sale this large split-level first and upper floor Victorian maisonette with accommodation in excess of 1,020 sq.ft. including three bedrooms and a kitchen/diner.

The spacious accommodation comprises: own front door to street leading up to a central entrance hallway with a newly renovated kitchen/diner to the rear with plenty of natural light, a modern bathroom with bath, shower, wash hand basin, WC and heated towel rail, two bedrooms (one double and a single room/study) and a reception room to the front with sash windows, fireplace surround and high ceilings. The stairs lead up to the top floor where there is a further large double bedroom with dormer window to the rear and plenty of useful eaves storage space.

This charming period home is set within the sought-after Leigham Court conservation area of Streatham Hill close to Hillside Gardens, Tooting Commons and Brockwell Park. It is in an attractive and quiet residential neighbourhood with good transport links from Streatham Hill and Tulse Hill, and well placed for access to Brixton, Balham, Dulwich & Clapham.

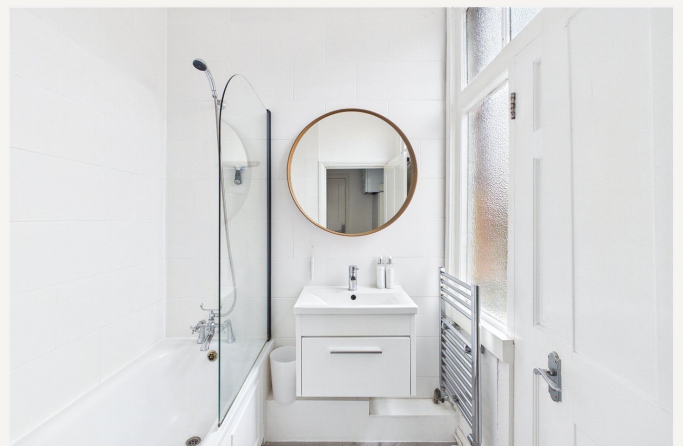
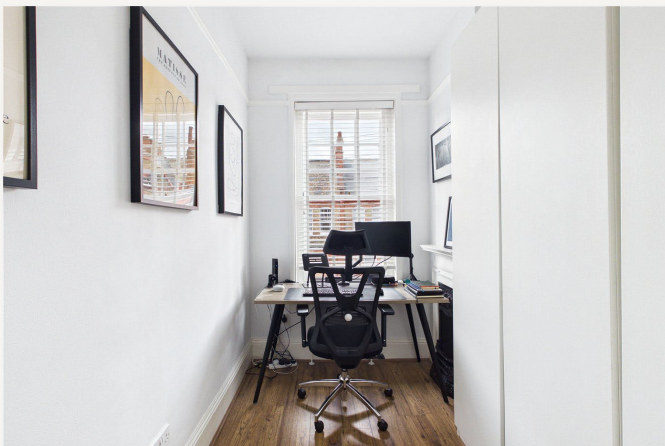
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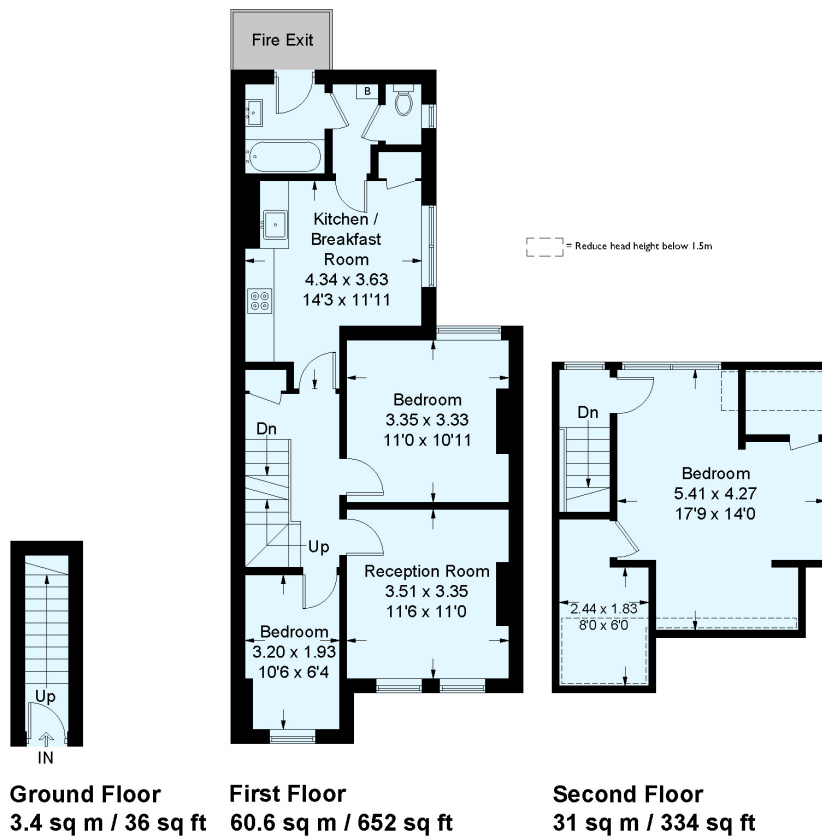
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Approximate Area = 95 sq m / 1022 sq ft
Limited use Area = 6.1 sq m / 47 sq ft



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. (ID585955)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	55	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MATERIAL INFO

Tenure: Leasehold
Term: 88 year and 11 months
Service Charge: £932.20 per annum (estimated)
Ground Rent: £10 Annually
Council Tax Band: D
EPC rating: D

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