



DOWNTON AVENUE, SW2
£495,000 SHARE OF FREEHOLD

A CHARMING, BRIGHT AND AIRY TWO BEDROOM EDWARDIAN CONVERSION FLAT OFF STREATHAM HILL

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DESCRIPTION:

Nestled within the sought-after Leigham Hall conservation area, locally known as the ABC Roads, and just moments from Streatham Hill, this charming semi-detached first-floor Edwardian conversion is exclusively for sale through Winkworth. Exuding brightness and airiness, the property has been lovingly maintained by its current owners, resulting in an impeccably laid-out apartment spanning over 650 sq. ft. Throughout, the property has a neutral decor, creating a soothing ambiance. The accommodation briefly comprises a generously sized open-plan living area, blending a reception and kitchen flooded with natural light from the large windows. The 'shaker style' kitchen, offers ample storage within its wall and base units and comes complete with the usual appliances, including a range cooker. There are two double bedrooms, one of which is a smaller double, each benefiting from fitted storage/wardrobes and abundant natural light. Completing the space is the modern white bathroom, featuring a bathtub with an overhead shower, a washbasin, and a WC. Convenient transport links are within easy reach, with Streatham Hill station offering quick access to London Victoria, while Brixton Tube is a short bus ride away. Local amenities include vibrant independent shops, cafes, and restaurants right on the doorstep. Hillside Gardens park is at the top of the street, with both Streatham and Tooting Bec Commons also within effortless reach.

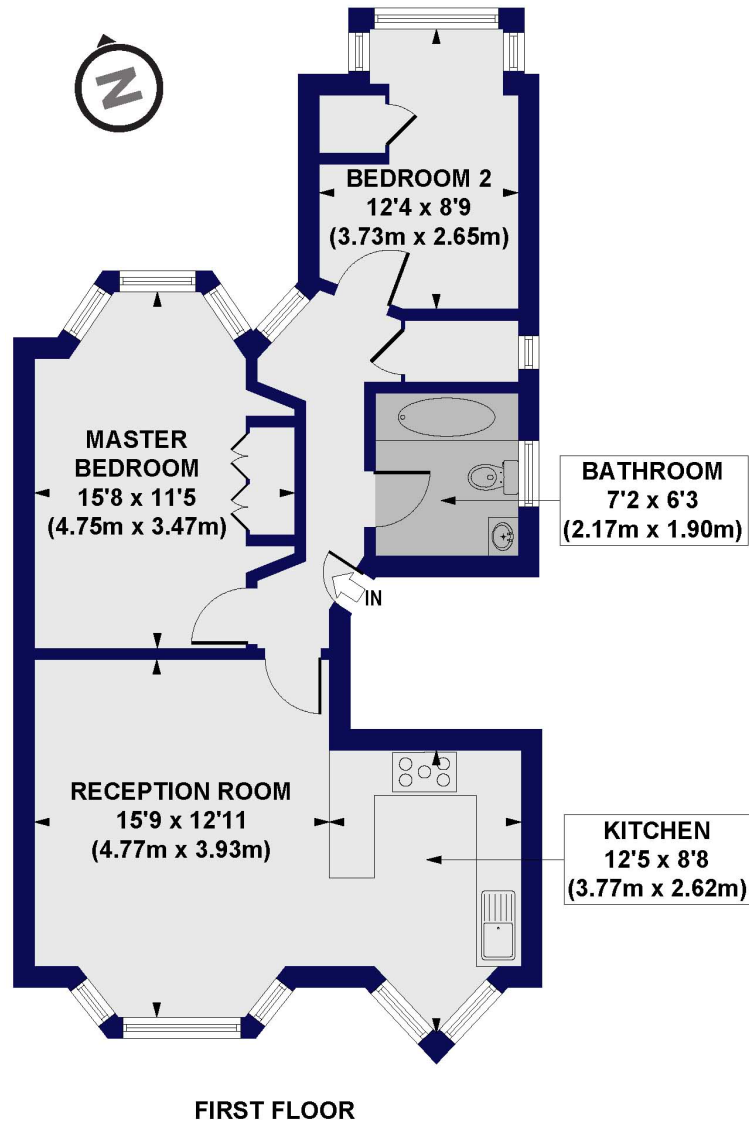
AT A GLANCE

- Semi-detached Edwardian conversion
- open-plan living: Reception/Dining
- 'Shaker style' kitchen
- Two double bedrooms
- Modern white bathroom
- Convenient transport links
- Vibrant local amenities
- Hillside Gardens park nearby
- Streatham, Tooting Bec Commons reachable





Downton Avenue, SW2
Approx. Gross Internal Floor Area 657 sq. ft / 61.07 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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		69	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold
Term: Expires - 29/09/2139
Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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