



AMESBURY AVENUE, SW2  
£2,200 PER MONTH FURNISHED, PART FURNISHED

## A BRIGHT, TWO BEDROOM UPPER APARTMENT CLOSE TO STREATHAM HILL

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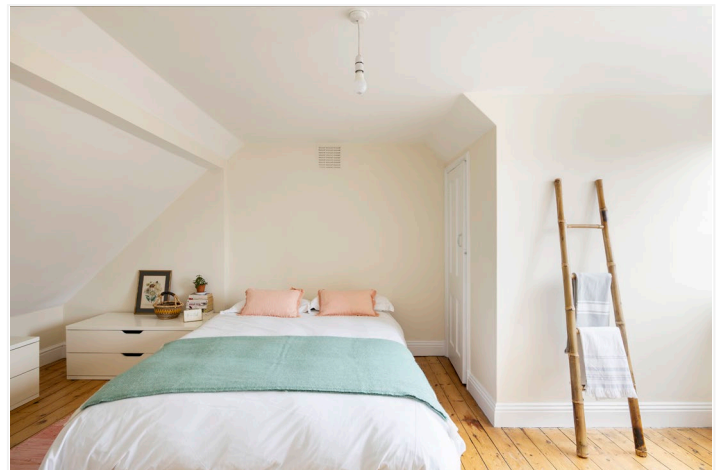


## DESCRIPTION:

Located within easy reach of Streatham Hill station (Victoria in 17 minutes) and lots of local cafes, shops, restaurants and several excellent local schools, this bright and airy terraced Victorian property is offered to let exclusively through Winkworth. This property has two spacious bedrooms (one on each level, first and second floors), a wide and bright reception room with large windows, a fireplace and stripped wooden floors, a white bathroom and a separate fitted eat-in kitchen with a dishwasher. There is lots of practical fitted storage and built-in shelving at the property as well as made to measure blinds or curtains throughout. This charming period home is set within the sought-after Leigham Court conservation area off Streatham Hill which is a residential area well placed for access to the neighbourhoods of West Norwood/Tulse Hill/Dulwich/Clapham and is an easy commute into Central London. Neutrally decorated throughout, the property is offered part/furnished and available to let from the 02<sup>nd</sup> October 2023.

## AT A GLANCE

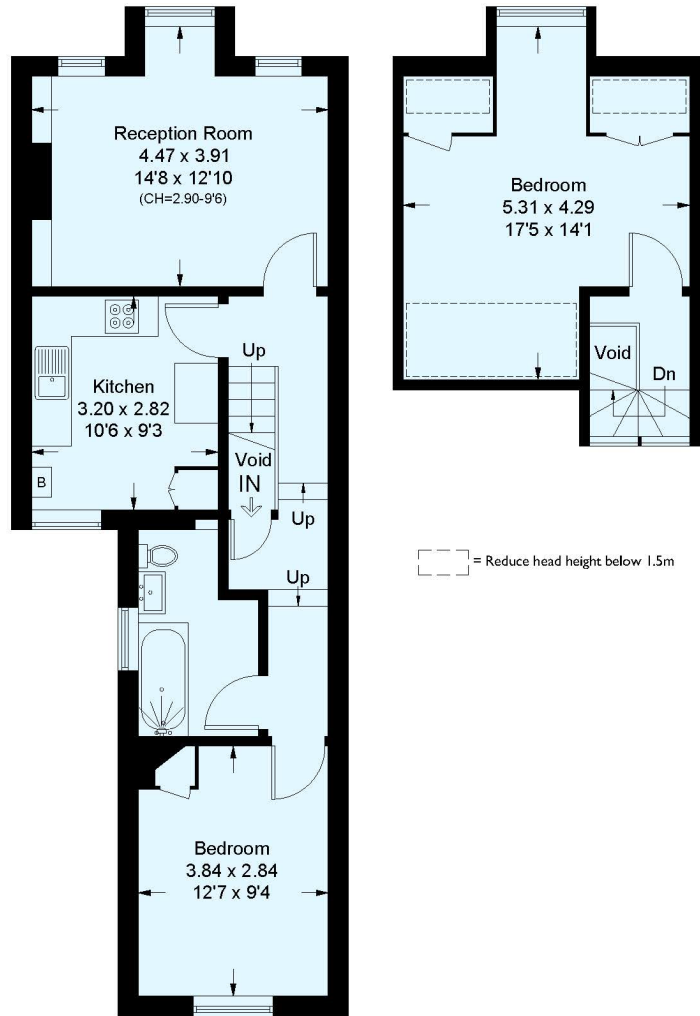
- Victorian Terraced
- First and Second Floors
- Streatham Hill Conservation Area
- Lambeth Council Tax Band: B
- Two Double Bedrooms
- Eat-in Kitchen
- Reception Room
- Bathroom
- Part/Furnished
- Available 02<sup>nd</sup> October 2023





# Amesbury Avenue, SW2

Approximate Floor Area = 72.0 sq m / 775 sq ft  
Including Limited Use Area (5.7 sq m / 61 sq ft)  
(Excluding Void)

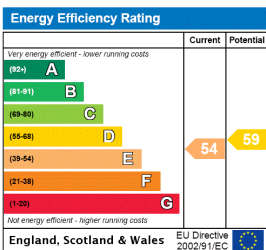


**First Floor**  
50.7 sq m / 546 sq ft

**Second Floor**  
21.3 sq m / 229 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. (ID713827)

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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