



CRIFFEL AVENUE, SW2  
£800,000 LEASEHOLD

STUNNING PERIOD HOME IN PRIME  
STREATHAM HILL WITH EASY ACCESS TO  
VIBRANT HUBS AND SERENE GREEN SPACES

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## DESCRIPTION:

Criffel Avenue is well located for easy access to Balham, Clapham, Brixton and Streatham Hill. Nature lovers will find Tooting Bec Common just a stone's throw away, providing vast green spaces perfect for morning jogs, leisurely walks, or picnics with friends and family. Additionally, the highly sought-after Abbeville Village is nearby, offering a quaint village atmosphere with its selection of artisan cafes, independent shops, and a welcoming community feel. For those with a penchant for sports, the exclusive members-only tennis club around the corner provides an excellent facility for staying active and social.

The property itself is a well-proportioned home that beautifully combines period features with modern comforts. As you step inside, you are greeted by a spacious reception room that serves as the heart of the home, ideal for both relaxing and entertaining guests. The expansive kitchen is well-equipped and offers ample space for dining, making it the perfect setting for family meals and gatherings.

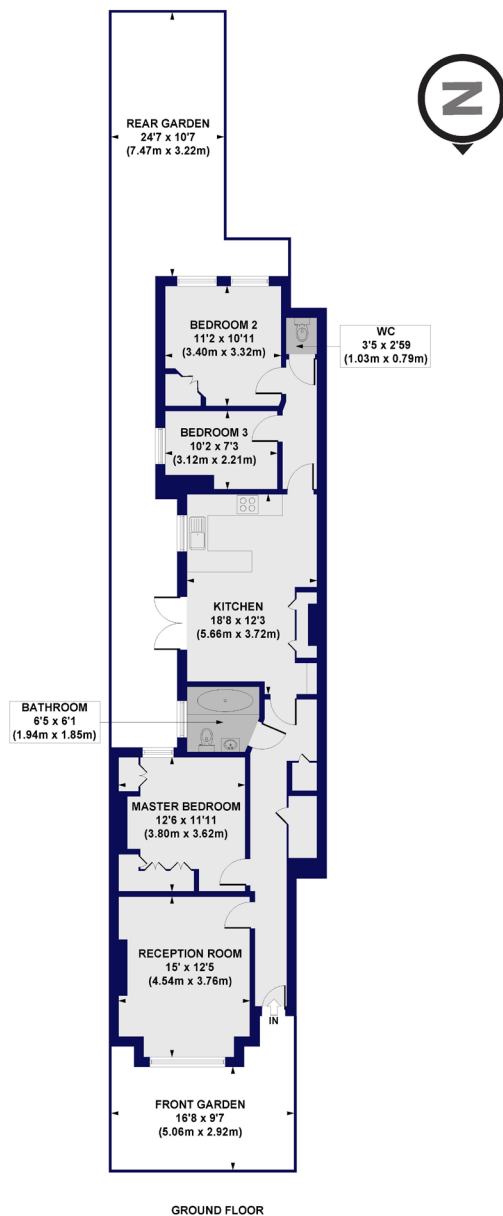
The property boasts a master bedroom with generous proportions, providing a serene retreat at the end of the day. Two additional bedrooms offer versatility, whether you need space for a growing family, a home office, or guest accommodation. The modern bathroom is elegantly designed, combining functionality with style.

Outside, the property benefits from both front and rear gardens. The front garden enhances the property's curb appeal, while the rear garden offers a private outdoor sanctuary, ideal for summer entertaining.





**Criffel Avenue, SW2**  
**Approx. Gross Internal Floor Area 1010 sq. ft / 93.80 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.

**Tenure:** Leasehold

**Term:** 157 year and 1 months

**Council Tax Band:** D

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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