



AMESBURY AVENUE, SW2
£500,000 LEASEHOLD

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 for sale 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. There are lots of practical fitted storage and built-in shelving at the property. 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 has a good lease length and is offered without an on-going chain.

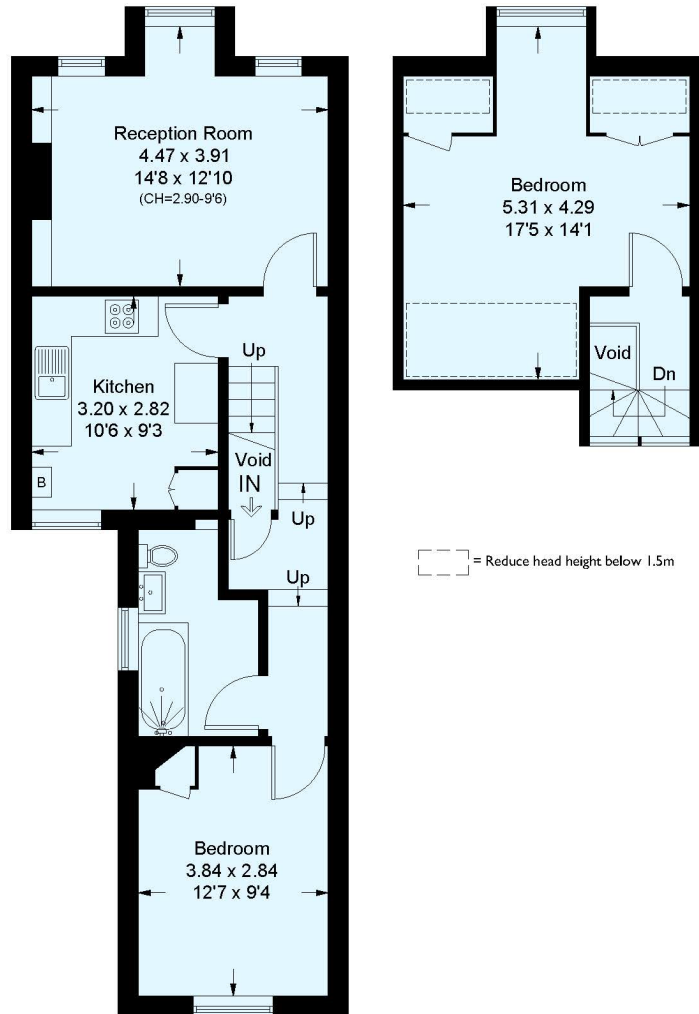
AT A GLANCE:

- Victorian Terraced
- First and Second Floors
- Streatham Hill Conservation Area
- Period Features
- Two Double Bedrooms
- Eat-in Kitchen
- Reception Room
- Bathroom
- No Chain



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	54	59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 90 year and 11 months

Service Charge: £888.12 per annum

Ground Rent: £10 Annually (subject to increase)

Council Tax Band: B

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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