



BARCOMBE AVENUE, SW2
OFFERS IN EXCESS OF £980,000 FREEHOLD

Winkworth



BARCOMBE AVENUE, SW2

An exquisitely renovated three-story, four-bedroom red-brick period residence, boasting two bathrooms, a ground-floor powder room, adorned with tasteful furnishings, captivating artwork, and an enchanting, slatted fence-enclosed garden. Ideally situated on the prestigious A-B-C roads, mere moments from Streatham Hill Train Station, the Marks & Spencer Food Hall, and an array of charming coffee shops and restaurants.

This property showcases an array of exceptional features that will captivate you. The contemporary kitchen, designed for both culinary enthusiasts and entertainers, is a splendid starting point. It boasts a spacious dining area, state-of-the-art appliances, and bi-fold doors that open to the picturesque garden. This tranquil oasis features a slatted fence, an elegant York stone patio, graceful bay tree standards, a meticulously crafted tiled planter housing a captivating 4ft gnarled olive tree, and ambient LED lighting for enjoying pleasant evenings. The lounge and reception room serves as an ideal space for relaxation and hosting guests, featuring striking original dark floorboards, an antique fireplace, and a splendid bay sash window. Just steps away, you'll discover the ground-floor powder room, adorned with luxurious large-format marble-effect porcelain tiles, underfloor heating, and an expansive LED backlit mirror. Ascend the staircase, adorned with a tasteful white and black striped runner, to access the four spacious double bedrooms and two elegant bathrooms. The first floor accommodates three bedrooms, while the family bathroom indulges with oversized marble-effect tiles, a separate luxurious walk-in shower and bathtub, sleek matte black fixtures, and cozy underfloor heating. Continuing to the second floor, you'll pass by a charming sunlit roof terrace. Here, the master bedroom awaits, featuring expansive windows and an ensuite bathroom that includes a sumptuous walk-in shower, gleaming chrome fittings, a custom-designed LED mirror, and generous natural light. It's hard not to immediately fall in love with this meticulously refurbished family home, ideally positioned in a coveted location.



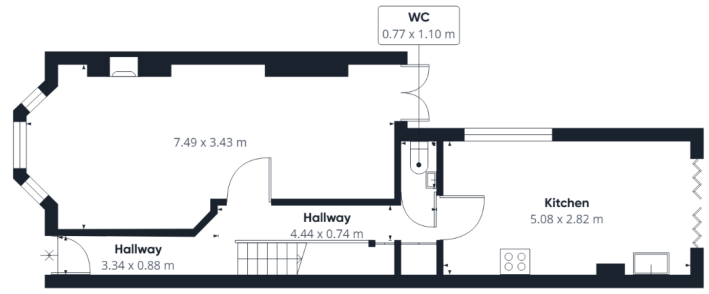
Note:

The roof terrace does not have planning permission. The railings have been up for over 18 years, so it's understood to meet the "immunity rule."

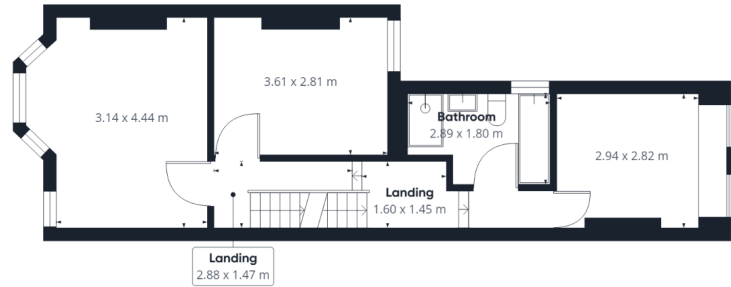
Plantation shutters are to be installed in the front lounge and front first-floor bedroom.

LOCATION
Streatham Hill

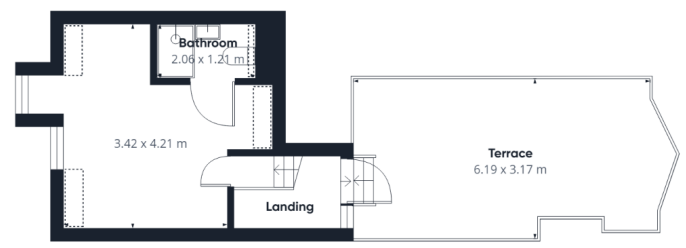




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
112.19 m²
Reduced headroom
1.63 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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