



AMESBURY AVENUE, SW2
£750,000 FREEHOLD

A CHARACTERFUL VICTORIAN HOME WITH EXCEPTIONAL POTENTIAL

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

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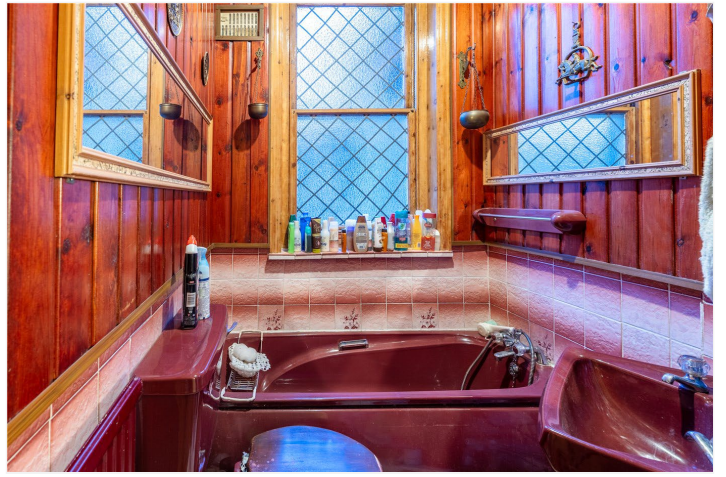
DESCRIPTION:

This substantial Victorian home presents an exciting opportunity for renovation, offering a wealth of period features and vast potential for transformation. Located on a sought-after residential street in Streatham Hill, this probate property requires modernisation but boasts generous proportions, a large private garden, and ample living space across multiple levels.

The accommodation includes a bay-fronted reception room, a separate dining room, and a spacious kitchen, all retaining original character details. The first floor comprises three well-sized bedrooms and a family bathroom, while the second floor features an additional bedroom and access to an attic space, ideal for conversion (subject to planning permission). The garden extends over 48 feet, offering plenty of scope for landscaping or extension.

Positioned moments from Streatham Hill Station, the property is well-connected to central London and benefits from an array of local amenities, including excellent schools, independent cafés, and the open green spaces of Tooting Bec Common.







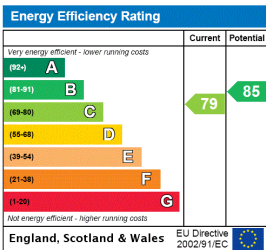
TOTAL: 1142 sq. ft, 106 m²
 FLOOR 1: 486 sq. ft, 45 m², FLOOR 2: 472 sq. ft, 44 m², FLOOR 3: 184 sq. ft, 17 m²
 EXCLUDED AREAS: GARDEN: 541 sq. ft, 50 m², FIREPLACE: 7 sq. ft, 1 m², LOW CEILING: 71 sq. ft, 6 m²

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 Winkworth. 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: Freehold

Council Tax Band: E

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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