



BARCOMBE AVENUE, SW2
£350,000 LEASEHOLD

A ONE DOUBLE BEDROOM GROUND FLOOR FLAT WITH A PRIVATE GARDEN BY STREATHAM HILL

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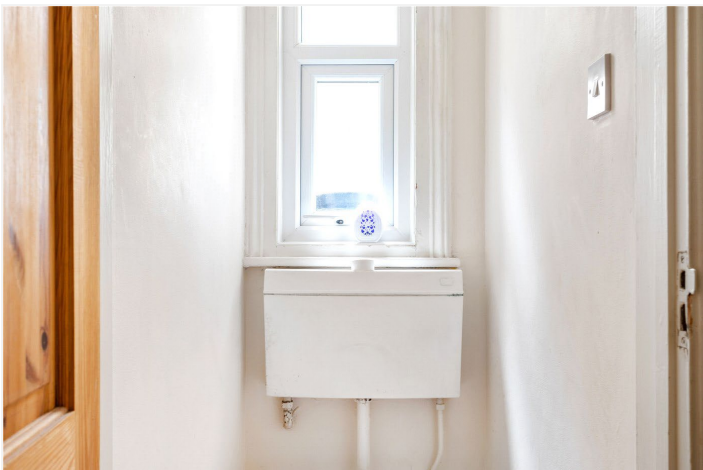


DESCRIPTION:

The property briefly comprises an entrance hall with a storage cupboard, leading to a semi open-plan living area. This space includes a reception room at the front, featuring a charming fireplace, and a kitchen at the rear with direct access to a sunny, south-facing garden. The accommodation also offers a double bedroom with a garden view and a bathroom equipped with a washbasin and a separate WC. Streatham Hill station, providing a direct route to London Victoria in just 17 minutes, is within walking distance, and Brixton Tube station is easily accessible via a short bus ride. The local area is vibrant, with numerous independent shops, cafes, and restaurants right on your doorstep. Hillside Gardens Park is located at the top of the street, while both Streatham and Tooting Bec Commons are also nearby. Offered without an on-going chain for a speedy sale!

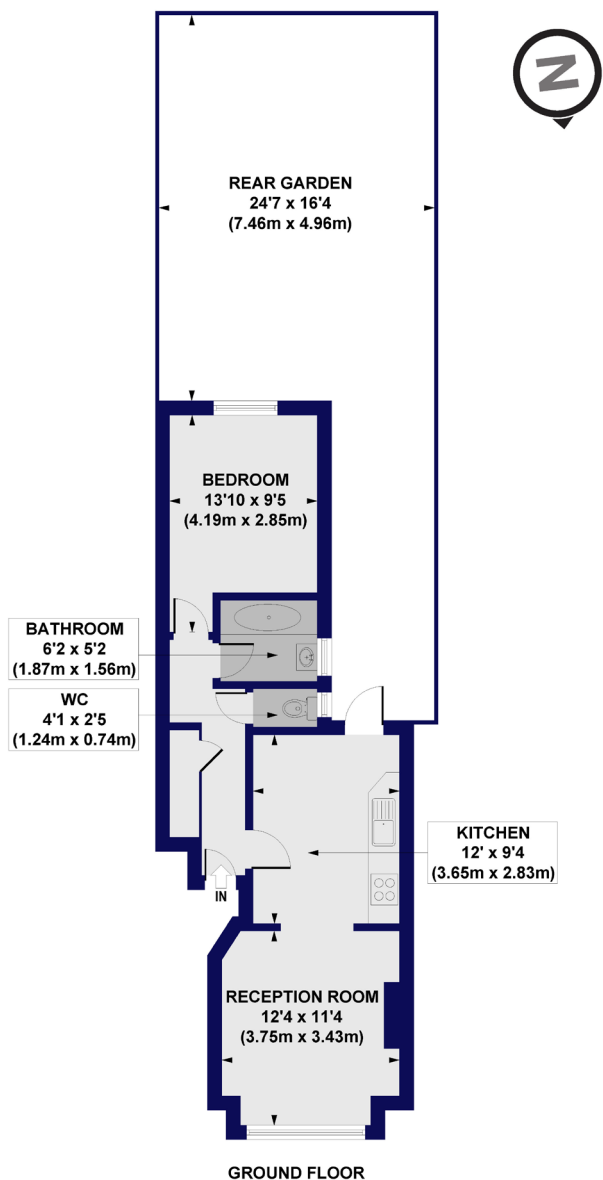
AT A GLANCE

- Ground Floor Victorian conversion flat
- Entrance hall with storage
- Reception
- Kitchen with garden access
- Double bedroom
- Bathroom and separate WC
- Chain-free for quick sale
- Private south-facing garden
- Close to Streatham Hill Station





Barcombe Avenue, SW2
Approx. Gross Internal Floor Area 479 sq. ft / 44.53 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.



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	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
62	73
England, Scotland & Wales	
EU Directive 2002/91/EC	

Tenure: Leasehold
Term: 92 year and 2 months
Service Charge: ASK AGENT
Ground Rent: ASK AGENT
Council Tax Band: C

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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