



BARCOMBE AVENUE, SW2
£800,000 FREEHOLD

AN ATTRACTIVE TERRACED FOUR BEDROOM HOUSE IN A SOUGHT-AFTER LOCATION

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DESCRIPTION:

The accommodation comprises an entrance hall with an under-stairs storage closet, a WC and utility area, and bright interconnecting front and rear reception rooms with high ceilings, stripped wooden floors, and an attractive fireplace. The fitted kitchen/diner features ample base units, the usual appliances, and a quarry-tiled floor, leading to a charming 22ft private garden at the rear with a sunny southerly aspect, perfect for summer entertaining. On the first floor, there is a modern bathroom and three bedrooms. Upstairs, there is a fourth bedroom in the eaves, offering plenty of fitted storage.

Ideally situated on the prestigious A-B-C roads within the Leigham Court Estate Conservation Area, this property is just moments from Streatham Hill Train Station, the Marks & Spencer Food Hall, and a delightful array of coffee shops and restaurants.

AT A GLANCE

- Terraced House
- WC and utility area
- Bright interconnecting reception rooms
- High ceilings, wooden floors
- Fitted kitchen/diner
- 22ft sunny private garden
- Four bedrooms, ample storage
- Near Streatham Hill Station
- Prestigious A-B-C Roads

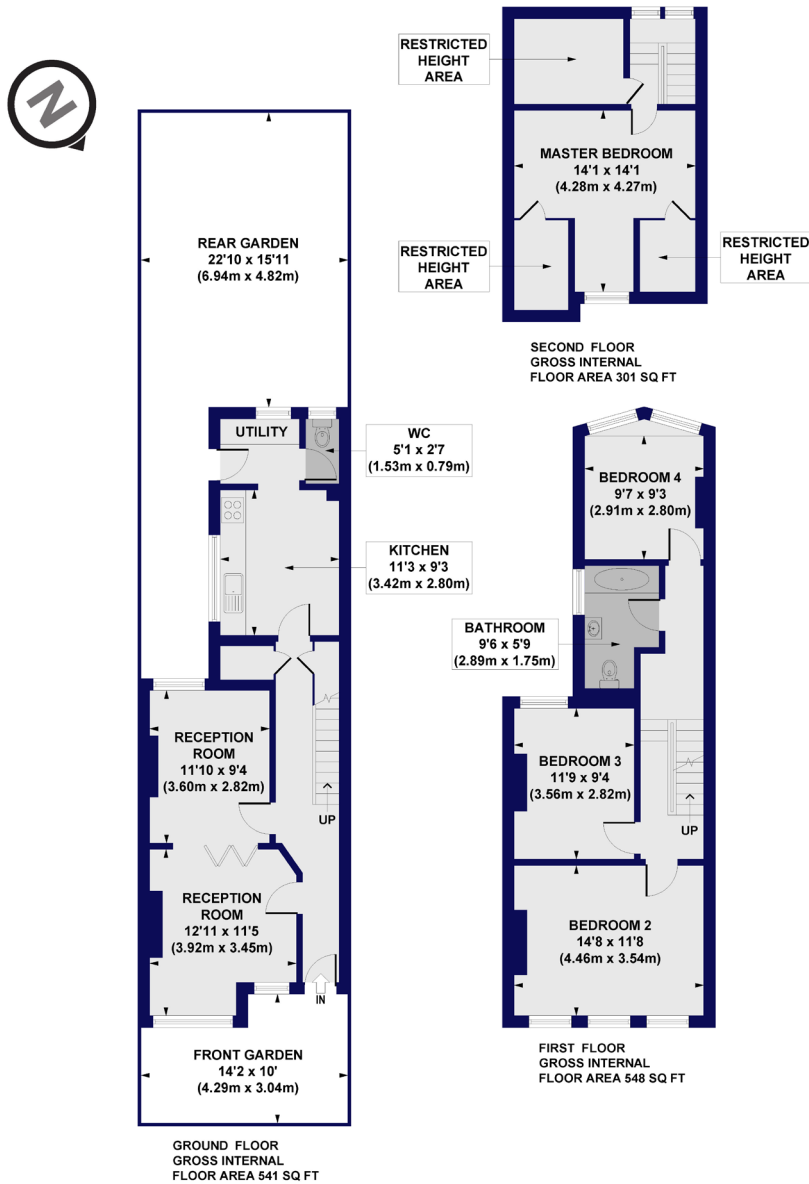




Barcombe Avenue, SW2

Approx. Gross Internal Floor Area 1390 sq. ft / 129.15 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 1267 sq. ft / 117.72 sq. m (Excluding Restricted Height Area)



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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	77
(55-68) D	
(39-54) E	40
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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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