



DOWNTON AVENUE, SW2
£575,000 SHARE OF FREEHOLD

PERIOD CHARM MEETS MODERN LIVING IN THE HEART OF THE LEIGHAM HALL CONSERVATION AREA

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

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DESCRIPTION:

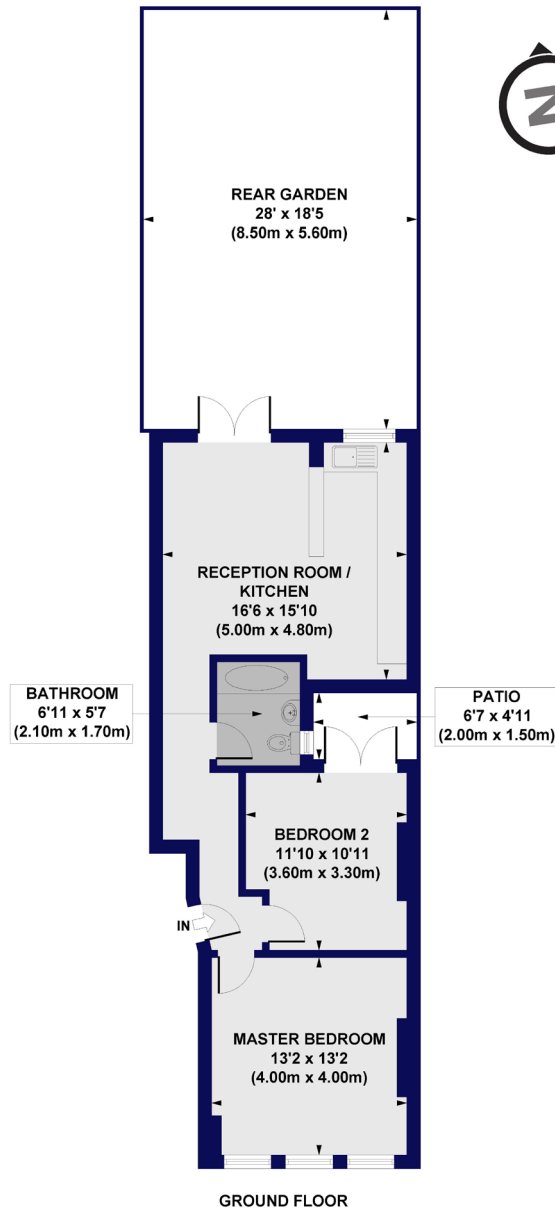
This charming two-bedroom flat is nestled within the sought-after Leigham Hall Conservation Area, locally known as the ABC Roads.

Upon entering, you are greeted by a spacious, extended open-plan reception and kitchen area, illuminated by large skylights and patio doors that lead to the private rear garden. The modern kitchen features sleek cabinetry, ample worktop space, and is well-equipped for entertaining. The garden offers a peaceful retreat, ideal for al fresco dining or enjoying morning coffee. Both bedrooms are generously sized. The master bedroom boasts high ceilings and a large window, allowing plenty of natural light, while the second bedroom provides flexibility for use as a guest room or home office with the added benefit of direct access onto a private patio area. The contemporary bathroom is stylishly finished with elegant tiling and high-quality fittings. Convenient transport links include Streatham Hill Station, providing direct routes to London Victoria, and easy access to Brixton Tube via frequent bus services. Local amenities such as vibrant independent shops, cafes, and restaurants are within walking distance, with Hillside Gardens Park just moments away.





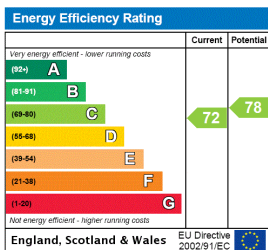
Downton Avenue, SW2
Approx. Gross Internal Floor Area 669 sq. ft / 62.12 sq. m



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.

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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: Share of Freehold

Term: 986 year and 7 months

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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