



BUSHELL CLOSE, SW2  
**£350,000** LEASEHOLD

## SPACIOUS SPLIT-LEVEL MAISONETTE WITH PRIVATE GARDEN IN A SOUGHT-AFTER LOCATION

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## **DESCRIPTION:**

Situated on a quiet, tree-lined road on the borders of Streatham Hill and Brixton Hill, this well-presented and spacious split-level maisonette offers flexible accommodation across two floors. The property has been carefully maintained and provides ample storage solutions, making it ideal for modern living.

Upon entering, you are welcomed into a bright living room that offers a generous space for relaxing or entertaining. The kitchen/dining area is thoughtfully designed, featuring ample worktop space and large windows that fill the room with natural light. Upstairs, there are three well-sized bedrooms, including a master bedroom with a built-in wardrobe and a family bathroom.

Adding to the appeal is the private garden, a secluded space perfect for summer barbecues, outdoor dining, or unwinding with friends and family.

The location is highly sought-after, with excellent transport links nearby, including Streatham Hill Station for direct access to London Victoria, and Brixton Tube (Victoria Line) just a short bus ride away. Local amenities include a variety of independent cafes, shops, and schools, offering convenience and a vibrant community atmosphere.



## ACCOMMODATION

Leasehold 83 years 2 months, 3 Bedrooms, 1 Reception Room, 1 Bathroom, Maisonette, Ground Floor, Garden, Town/City, Purpose Built, Good decoration, 837 Approx Sq Ft, Service charge £4,239 pa includes heating, Ground rent £10 pa

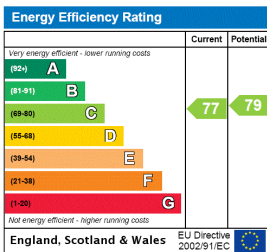


**TOTAL: 837 sq. ft, 78 m2**  
 GROUND FLOOR: 399 sq. ft, 37 m2, FIRST FLOOR: 438 sq. ft, 41 m2  
 EXCLUDED AREAS: GARDEN: 271 sq. ft, 25 m2, PATIO: 51 sq. ft, 5 m2

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.



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:** Leasehold

**Term:** 83 year and 2 months

**Service Charge:** £4239 per annum

**Ground Rent:** £ 10 Annually (subject to increase)

**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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