



Amesbury Avenue, SW2

£575,000 Leasehold

710 sq ft (66 m²) • 2 beds • large private garden • generous reception space • close to transport • period features • EPC: C



Douglas
& Gordon



An incredibly light and spacious two double bedroom maisonette with a large private garden located close to local amenities in the ever popular A,B,C roads.

This beautiful red bricked home is superbly presented throughout with a tasteful blend of original features and modern furnishings. There are two generous double bedrooms, both of which feature in built wardrobes whilst the reception space is large and versatile and offers owners the chance to relax in the reception room whilst having space for a separate dining room. The kitchen is sleek and modern with lots of cupboard space and offers direct access to the stunning and private 50 ft south facing garden. The contemporary bathroom is spacious and the property further benefits from under stair storage and a recently extended lease.

Amesbury Avenue is ideally located within walking distance of Streatham High Road and it's array of shops bars and restaurants; open spaces are found at Hillside Gardens with access to its park and tennis courts. Transport links can be found a few minutes' walk away at Streatham Hill station providing direct routes in to London Bridge and Victoria along with numerous bus routes giving access to Brixton and beyond.

- 2 beds
- large private garden
- generous reception space
- close to transport

Approximate gross floor area:
710 sq ft (66 m²)
Includes Cellar or Storage
Space where applicable

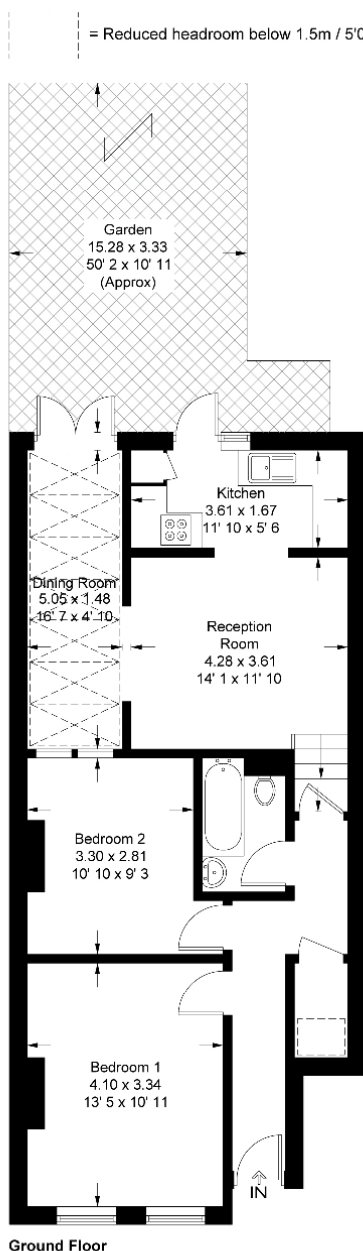
FOR ILLUSTRATIVE PURPOSES ONLY.
NOT TO SCALE.

As defined by RICS code of
measuring practice

This floorplan is representative and for
illustrative purposes only. The measurements
provided are approximate only and not to
scale. They should not be relied upon by any
party. Prospective purchasers or tenants are
advised to carry out their own survey if they
require reliable measurements. No
responsibility is taken for any error, omission,
misstatement or use of data shown.
Details Prepared: 4 May 2024

Amesbury Avenue

Approximate Gross Internal Area = 705 sq ft / 65.5 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 5 sq ft / 0.5 sq m
Total = 710 sq ft / 66 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Good to know

Nearby station: Streatham Hill
300m (3 mins) (Line of sight)
Gross floor area: 710 sq ft (66 m²)
Local authority: Lambeth
Council tax band: B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		
69-80	C	73	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



* Customer due diligence must be completed once your Offer is Agreed by the client (subject to contract). The information contained in these particulars is for general information purposes only. Douglas & Gordon does not provide information or give any warranty with regards to train, tube, tram lines or flight paths and you are advised to carry out your own research if you have any concern about them.

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