

## Barcombe Avenue, Streatham Hill SW2

Tenure: Leasehold Borough: Lambeth

**£525,000**

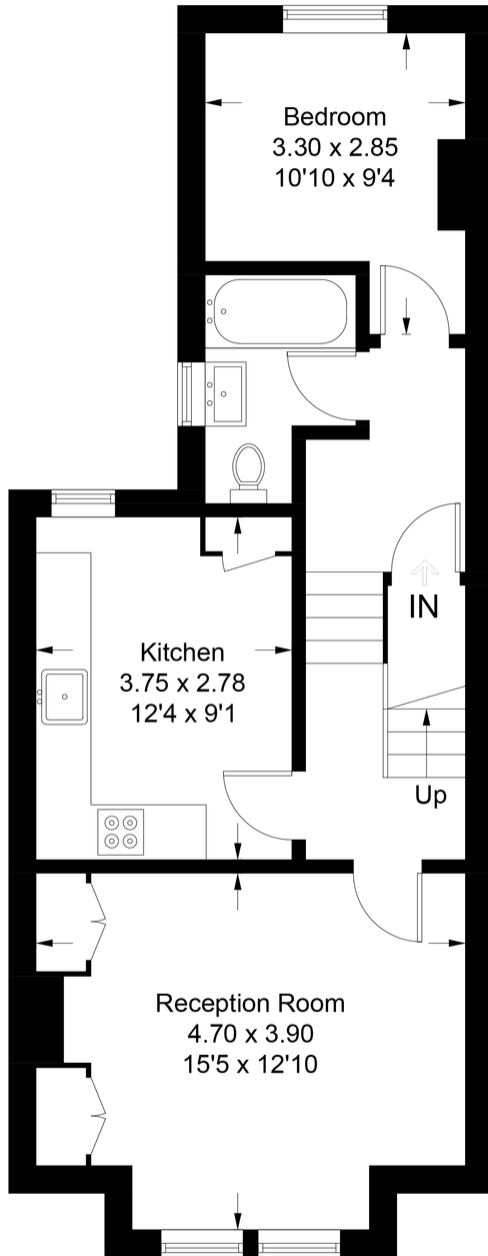
- Split-level two double bedroom apartment
- Lovely Victorian building



This brilliant split-level upper maisonette offers two double bedrooms, a large kitchen, bright and spacious reception with bay window and modern bathroom. There is also a wealth of storage space and the property is beautifully presented throughout. At one end of the road are the wonderful shops, bars and restaurants of Streatham Hill and the excellent rail links of the overground station. At the other you can find the open spaces and tennis courts of Hillside gardens park.

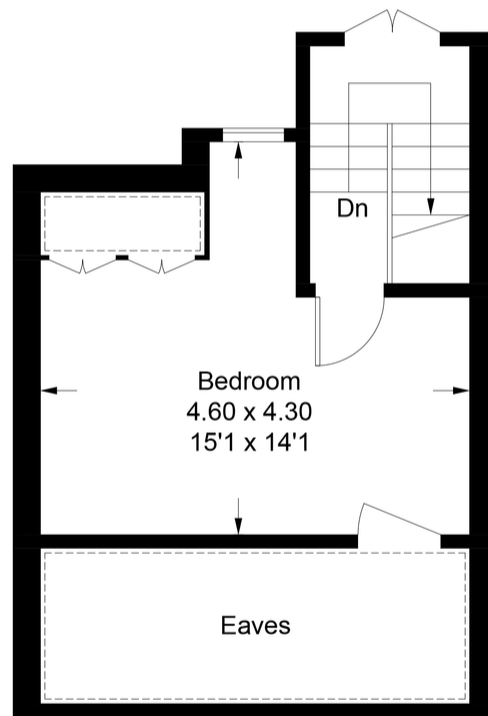
# Barcombe Avenue

Approximate Gross Internal Area = 70.8 sq m / 762 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 9.2 sq m / 99 sq ft  
 Total = 80.0 sq m / 861 sq ft



**First Floor**

= Reduced headroom below 1.5m / 5'0



**Second Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID725854)



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### Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.