

## Barcombe Avenue, Streatham Hill SW2

Tenure: Freehold Borough: Lambeth

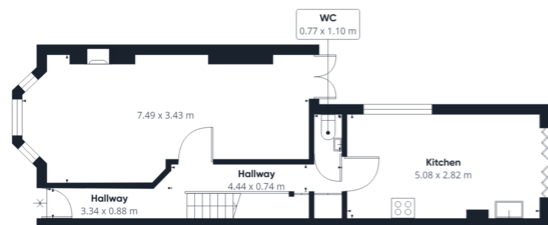
**£1,100,000**

- Exquisitely renovated four-bedroom house
- Two bathrooms and ground floor WC



Exquisitely renovated three-story, four-bedroom red-brick period residence, boasting two bathrooms, a ground-floor powder room, large reception room with period features and kitchen diner with bi-fold doors leading on to the sunny garden. Ideally situated on the prestigious A-B-C roads, mere moments from Streatham Hill Train Station, the Marks & Spencer Food Hall, and an array of charming coffee shops and restaurants.

Council Tax Band E



3.14 x 4.44 m

3.61 x 2.81 m

Bathroom  
2.89 x 1.80 m

2.94 x 2.82 m

Landing  
1.60 x 1.45 m

Landing  
2.88 x 1.47 m

The floor plan shows a rectangular apartment layout. On the left is a large living area (3.42 x 4.21 m). To its right is a kitchen (2.06 x 1.21 m) with a sink and stove. Below the kitchen is a bathroom. At the bottom center is a landing area with a door leading to a terrace (6.19 x 3.17 m) on the right. The terrace has a curved glass railing. The apartment is located on the 1st floor of a building with a total of 4 floors.

## Floor 2

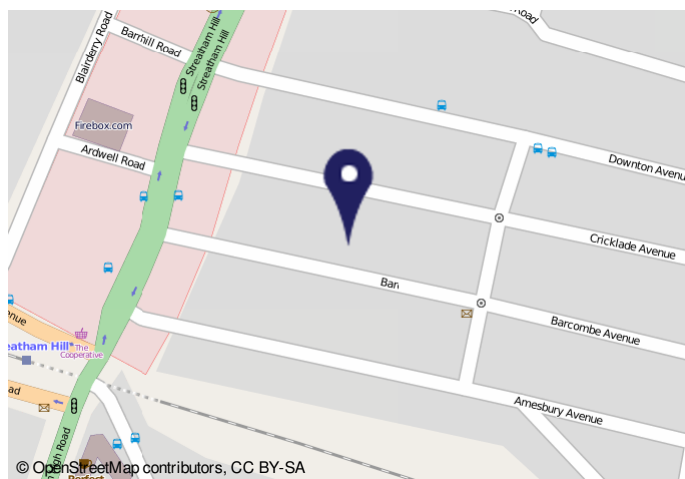
Reduced headroom  
1.63 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**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.