



Ground Floor Flat, Cricklade Avenue, London SW2 3HD

welcome to

Ground Floor Flat Cricklade Avenue, London

A beautifully presented ground-floor garden flat, set within an impressive period residence in the heart of Streatham.

This exceptional property on Cricklade Avenue has been thoughtfully and meticulously refurbished by the current owners to an exacting standard, seamlessly blending contemporary finishes with its elegant period character.

The accommodation comprises two generously proportioned double bedrooms, a stylish family bathroom and a spacious open-plan kitchen and reception area. The living space features bespoke built-in storage and opens directly onto a large, sun-drenched private garden-perfect for entertaining or quiet relaxation.

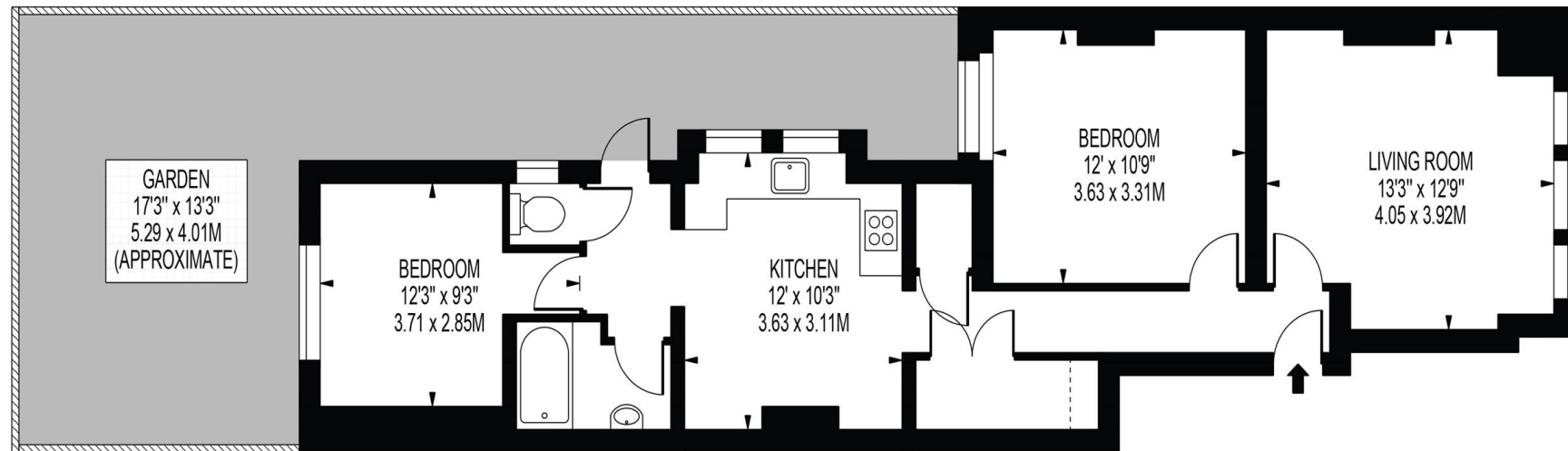
Set within the sought-after ABC Conservation Area, the location is as impressive as the property itself. Streatham Hill Station is just moments away, providing swift connections into London Bridge, London Victoria, and Clapham Junction, while Brixton and the Victoria Line are easily accessible by direct bus routes. Families will appreciate the selection of outstanding schools nearby, and residents can also enjoy the abundance of local parks, vibrant bars, and acclaimed restaurants that make this area so desirable.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



CRICKLADE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 691 SQ FT - 64.22 SQ M



GROUND FLOOR
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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Ground Floor Flat Cricklade Avenue, London

- Two Double Bedrooms
- Near Local Amenities
- Share of Freehold
- Chain Free
- Private Rear Garden
- Lambeth Borough

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£430,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110361



Property Ref:
STM110361 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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