



93c Downton Ave

London, SW2 3TU

£400,000



# 93c Downton Ave



## Description

Set within the sought-after Leigham Hall conservation area, and just moments from Streatham Hill, this charming semi-detached top-floor Edwardian conversion is brought to the market by Aston Gray. The current owner has skillfully refurbished the entire property (including a new boiler) and the property has an abundance of natural light.

The open plan living area is complimented by a fully integrated kitchen with plenty of storage space. A stunning bathroom complete with integrated bath and shower is a generous size and the hallway space would be perfect for a home office, with natural light from the large windows.

The bedroom has access to eaves storage and again is flooded with natural light. Convenient transport links are within easy reach, with Streatham Hill station offering quick access to London Victoria, while Brixton Tube is a bus ride away. Vibrant and modern Local amenities include independent shops, cafes, and restaurants right on the doorstep. Hillside Gardens park is at the top of the street, with both Streatham and Tooting Bec Commons also close by.

This property has a share of the freehold and there is no onward chain.

- One bedroom Victorian conversion
- Fully integrated kitchen
- Recently refurbished
- Share of freehold
- Excellent transport links
- Open plan kitchen/living area
- Shops and amenities nearby
- No onward chain





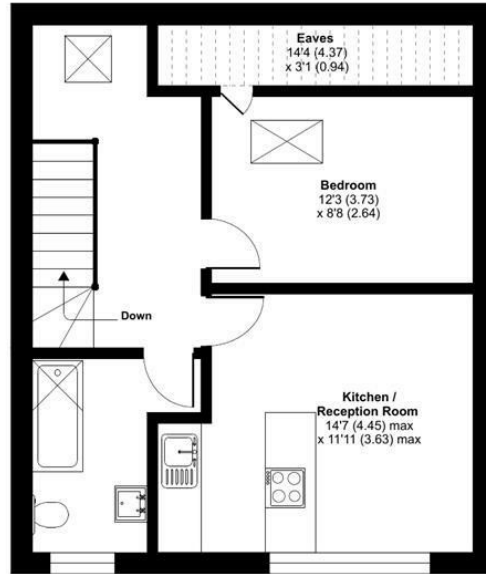
# Floor Plan

## Downton Avenue, London, SW2

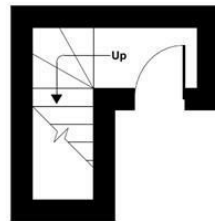
Approximate Area = 496 sq ft / 46.1 sq m  
 Limited Use Area(s) = 42 sq ft / 4 sq m  
 Total = 538 sq ft / 50 sq m  
 For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2022. Produced for Aston Gray. REF: 915105

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Head Office Office on 03333444385 if you wish to arrange a viewing appointment for this property or require further information.

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