



93c Downton Ave

, London, SW2 3TU

Offers in excess of £370,000



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

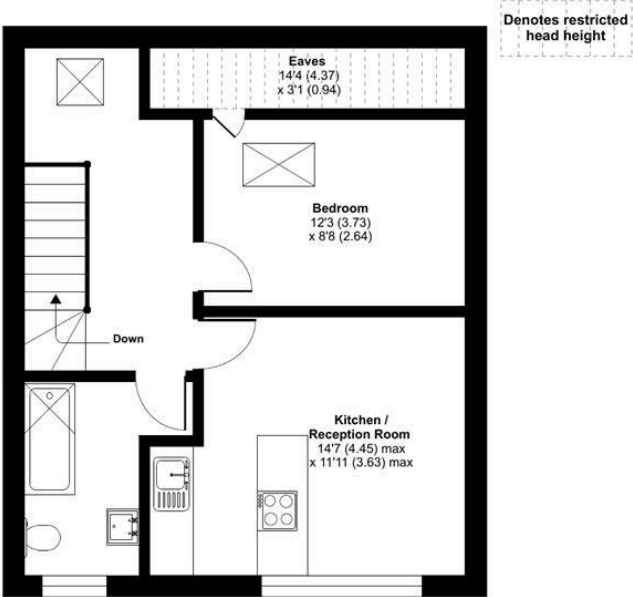




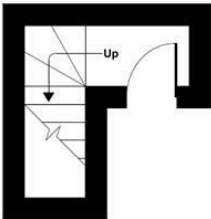
Floor Plan

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



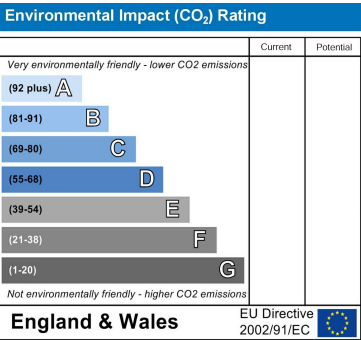
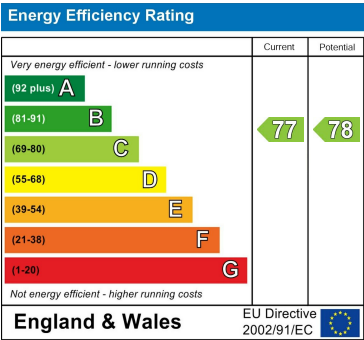
FIRST FLOOR



GROUND FLOOR



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



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

