



First And Second Floor Flat Cricklade Avenue, London SW2 3HD

welcome to

First And Second Floor Flat Cricklade Avenue, London

Nestled on one of Streatham Hill's most desirable roads, this elegant split-level flat combines generous living space with modern style, creating the perfect balance of comfort and sophistication.

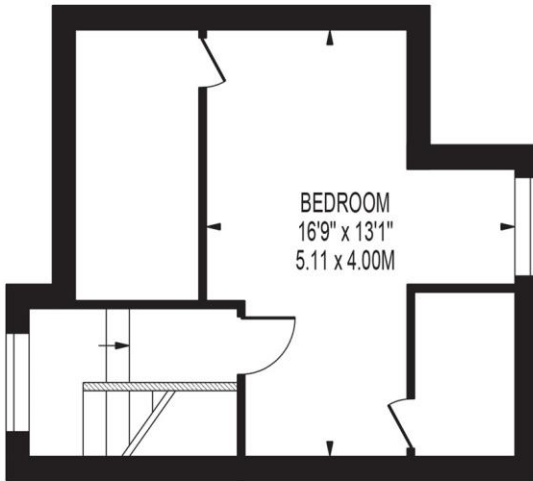
The first floor is thoughtfully arranged, offering a spacious double bedroom, family bathroom, a separate well-appointed kitchen, a bright welcoming reception room with period features and high ceiling ideal for both relaxing and entertaining. The upstairs bedroom exudes charm with ample eaves storage, ensuring both practicality and refinement. Offered chain-free, the property is ready to become a wonderful new home, this property further boast permitted on street parking.

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.

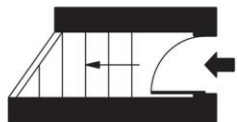


CRICKDALE AVENUE

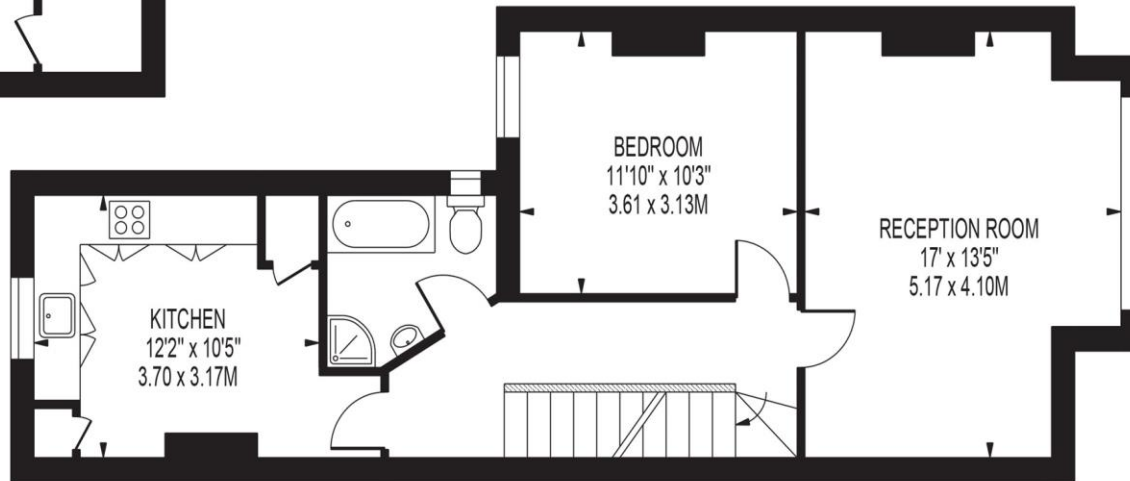
APPROXIMATE GROSS INTERNAL FLOOR AREA: 955 SQ FT - 88.72 SQ M



SECOND FLOOR



GROUND FLOOR ENTRANCE



FIRST 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.
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First And Second Floor Flat Cricklade Avenue, London

- Two Double Bedrooms
- Split Level
- Share of Freehold
- Chain Free
- Near Local Amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110360



Property Ref:
STM110360 - 0006

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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