



Amesbury Avenue, Streatham Hill, London SW2
£530,000

A spacious maisonette set in a quiet, convenient location | Leasehold

A private front door at ground level, and its own staircase, leads you up to this spacious first/second floor maisonette that has a lot going for it. The accommodation appears to have been modified at some point, and now provides more open-plan living than it once would, meaning there is much light and airiness, accentuated by having a southerly, open, leafy aspect to the rear. There is a full-width living room on the first floor (which also enjoys an open aspect, as it overlooks the turning opposite), a double bedroom, kitchen and bathroom. A door and steps lead down to a sunny, secluded garden which has been imaginatively landscaped with two little bridges crossing two ponds, a useful summer house/shed, and plenty of space to sit and soak up the sunshine. The top floor comprises one open-plan bedroom, with a large south-facing window and lots of storage. Set in one of the much-favoured "ABC" roads, the area is amazingly quiet: traffic calming measures have made the roads quiet, and even the railway line running behind the property is in such a deep cutting that noise from passing trains is not much more than a brief "hum" (and you can't even see them as they go by). Just down the road is the A23, with a selection of shops, bars and eateries, and within a 5-minute walk is Streatham Hill train station, from where you can reach Clapham Junction in around ten minutes, and Victoria in less than twenty.

Council Tax Band: Band C (£1658.14 per annum 2024/25)

Tenure: Leasehold (83 years)

Ground Rent: £10 per year

Garden details: Enclosed Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

GROUND FLOOR:

Open Porch

Shared with the flat downstairs; arched approach; original front door, with reinforced coloured-glass panel incorporating ship motif, leads into...

Hall

Coving; staircase rises to...

FIRST FLOOR:

Landing

w: 6' 4" x l: 11' (w: 1.93m x l: 3.35m)

Frosted sash window to side; stripped-wood balustrade, and staircase with matching banisters and magnificent newel post, rises to second floor; full-height built-in storage cupboard houses gas and electricity meters; double radiator.

Living Room

w: 17' 2" x l: 14' 6" (w: 5.23m x l: 4.42m)

Full-width room with three sash windows to front, overlooking a turning opposite and therefore featuring an open aspect; coving, decorative rose and picture rail; fitted shelving; phone pt; double radiator.

Bedroom Two

w: 10' 10" x l: 10' 9" (w: 3.3m x l: 3.28m)

Large sash window to rear with open outlook; coving, contemporary ceiling rose and picture rail; fitted shelving; double radiator.

Kitchen

w: 11' 10" x l: 15' 9" (w: 3.61m x l: 4.8m)

Half-glazed door and steps down from Landing; full-height built-in storage cupboard; large sash window to side; fitted floor units, in white, with natural wood worktops; fitted shelves; gas cooker pt, with tiled splashbacks and shelving above; stripped wood floor; picture rail; decorative ceiling beams; large radiator; doorway into utility area with sash window to rear; white single-bowl single-drainer butler sink, mixer tap, cupboards under and tiled splashback; plumbing for washing machine; half-tiled walls; built-in storage cupboard, with tiled base, houses Vaillant gas-fired combi boiler; door leads to steps down to Rear Garden. Note: measurements are maxima into utility area.

Bathroom

w: 5' x l: 6' 1" (w: 1.52m x l: 1.85m)

2 frosted windows to side; white panelled bath with period-style mixer tap/shower attachment and half-tiled surround; white cabinet with countersunk wash basin, mixer tap and tiled splashback; doorway and shallow step up to w.c. with half-tiled surround; high-level glass shelf; towel rail radiator. Note: room is irregular in shape, measurements are maxima.

SECOND FLOOR:

Bedroom One

w: 17' 11" x l: 13' 1" (w: 5.46m x l: 3.99m)

Wide triple sash windows to rear, with south-facing leafy views; alcove brilliantly provides space for bed head, with built-in shelves either side; large built-in double wardrobe, with sliding doors; set of built-in drawers; built-in storage cupboard which extends into eaves; built-in overhead cupboard; double radiator. Note: bedroom is an irregular shape, measurements are maxima.

EXTERNAL:

Frontage

Shared with downstairs; gravel area with surrounding hedge; quarry-tiled apron in front of Porch; passageway (shared with the flat downstairs) to the side of the building leads to a gate into...

Rear Garden

w: 12' x l: 40' (w: 3.66m x l: 12.19m)

An absolute picture (the photos don't do it justice as there's much colour once the spring and summer are upon us); a charming garden, south-facing and very secluded; concrete path and step up to the first footbridge, a curved concrete arch, over a fishpond; rockery on one side with shrubs, flowers and paved patio opposite; crazy-paved area, then second flagstone bridge over second pond, with maple and other trees and shrubs; further paved area, with flower borders and mature bay tree; glass-fronted shed/summer house; fencing to both sides; wire fence to rear.

LOCATION:

I reckon you'll be very surprised by how quiet this area is. No wonder the "ABC" roads are so popular. Of course the road-quietening measures that have been put in place (beware of these when you come to view the maisonette) have significantly reduced any traffic noise, but even the railway line that runs behind this property is in such a deep cutting that all you hear is a brief hum as the trains go by, and you can't see them at all. And it is so brilliantly convenient! There is an array of shops, eateries and bars along the A23 Streatham Hill at the bottom of the road, and trains from the local Southern Railways station, which is no more than a five-minute walk away, will whisk you to Clapham Junction in around ten minutes and Victoria in less than twenty..

GENERAL:

Improvement Works

In 2020 (or thereabouts), the freeholders organised the replacement and insulation of the roof, recovering of flat roofs, refurbishment and draught-proofing of windows, repointing and repairs to chimneys, and refurbishment/replacement of cast-iron guttering where necessary.

Tenure

Leasehold (unexpired portion of 125-year lease dated 1983), subject to annual rentcharge of £10.

Service Charge

The estimated Service Charge for 1st April 2025 - 31st March 2026 is £1,568.43.

Council Tax Band

Band C (£1658.14 per annum 2024/25).

PERSONAL INTEREST

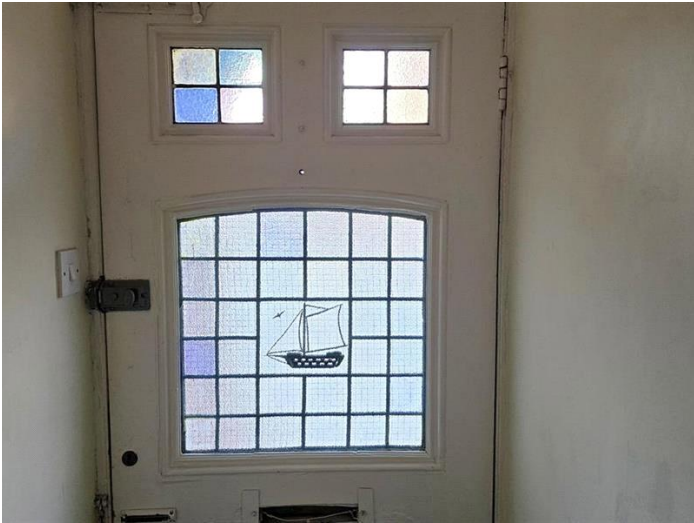
This property belongs to a relation of the Haigh family, but we will not gain financially from its sale other than as our role as estate agents in the normal way.

IMPORTANT:

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Measurements are approximate. No services, appliances or fittings described in these particulars have in any way been tested by Haighs and it is therefore recommended that any prospective buyer satisfies themselves as to their operating efficiency before proceeding with a purchase. Photographs are used only to give an impression of the general size and style of the property, and it should not be assumed that any items shown within these pictures (internal or external) are to be included in the sale. Prospective purchasers should satisfy themselves of the accuracy of any statements included within these particulars by inspection of the property. Anyone wishing to know specific information about the property is advised to contact Haighs prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced.

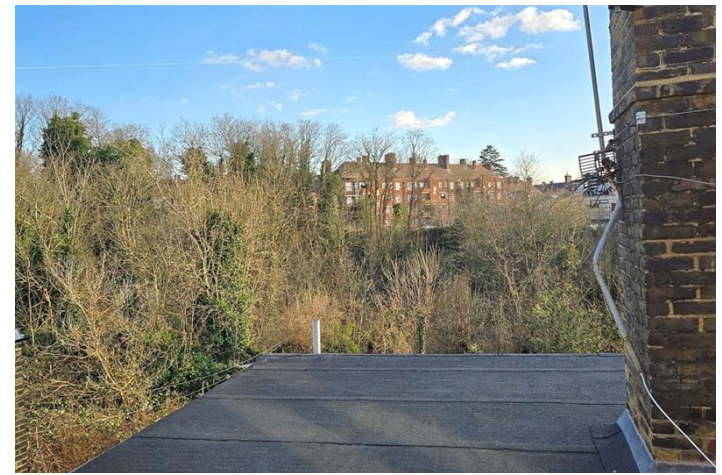
INTERESTED?

If you would like to submit an offer to purchase this property, subject to contract, please contact Haighs. In order for us to process your offer and to give our clients our best advice, we will require evidence of how you intend to fund your proposed purchase, and we may ask you to discuss, without initial cost or obligation, your proposal with an Independent Financial Adviser of our choosing for further verification. Should your offer prove to be acceptable, subject to contract, we will need to see identification documentation in line with Money Laundering Regulations.

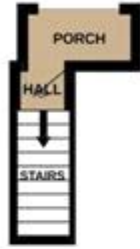


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.





GROUND FLOOR
44.147 SQ METERS (969 SQ FT)



FIRST FLOOR
361.461 SQ METERS (7781 SQ FT)



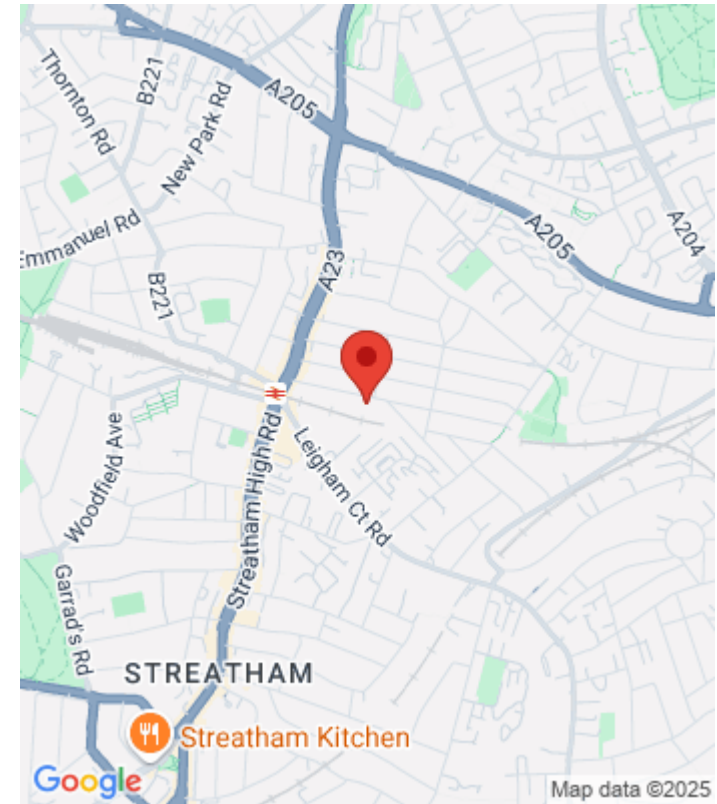
SECOND FLOOR
104.352 SQ METERS (2251 SQ FT)



TOTAL FLOOR AREA: 892 sq ft (82.8 sq m.) approx.

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