



Nuthurst Avenue, SW2  
OIEO £1,250,000

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# In general

- Semi detached with side access
- Five bedrooms
- Two luxury bathrooms
- Large open plan kitchen/breakfast room
- Modern fully fitted kitchen
- Large landscape garden with shed
- Spacious front reception room
- Stunningly refurbished boasting 1910 Sq. Ft
- Quiet treeline road
- Sought after location

# In detail

This stunning five bedroom semi detached home has been lovingly refurbished by the current owners to a very high standard.

Boasting over 1910 Sq. Ft, this spacious home comprises of a modern, fully fitted open plan kitchen/breakfast room at the rear of the house, with sliding doors leading to a beautifully maintained landscaped garden.

The front reception has plenty of character, boasting a fireplace, covings, ceiling rose and build-in storage. In addition, there are five bedrooms and two luxury bathrooms.

The rear garden is stunning, it has been landscaped with stone paving at the front, mainly lawn, shrubs borders and has the benefit of a seating area to the rear, also a large shed with electricity, with potential converting into a outside home office.

Nuthurst Avenue is perfectly situated for the local shops, restaurants and cafes, a short walk to Tulse Hill Station, Brockwell Park, Hillside Gardens, Tooting, Streatham Common and the outstanding Dunraven secondary school.

Located close to Streatham Hill Station offering rail links into Victoria and London Bridge, it also boast frequent bus services into Brixton town centre and surrounding areas.

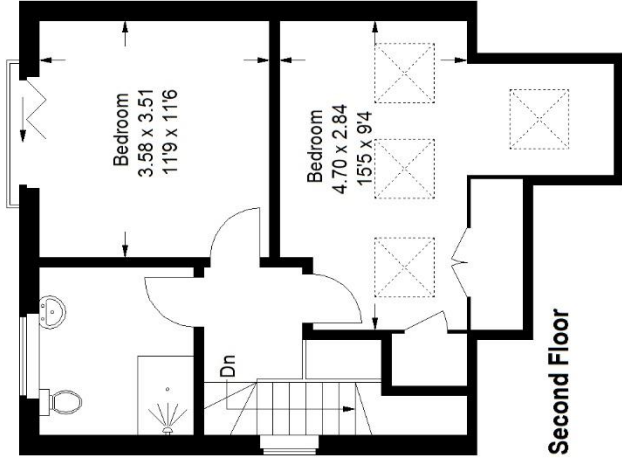
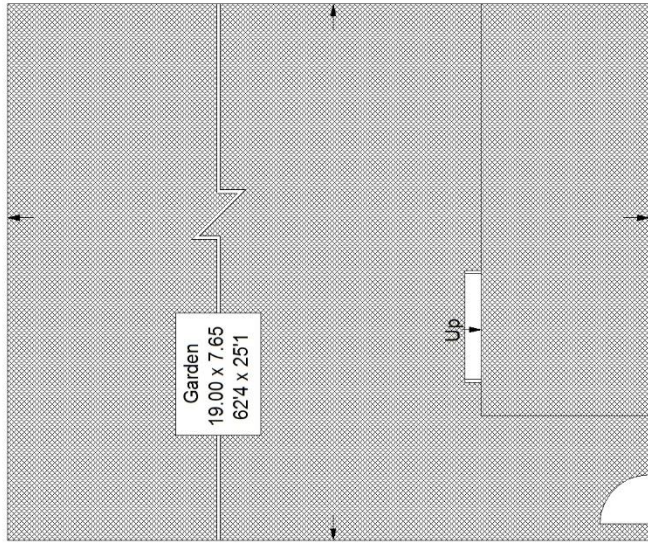
Viewing very highly recommended.

EPC: D | Council tax band: E



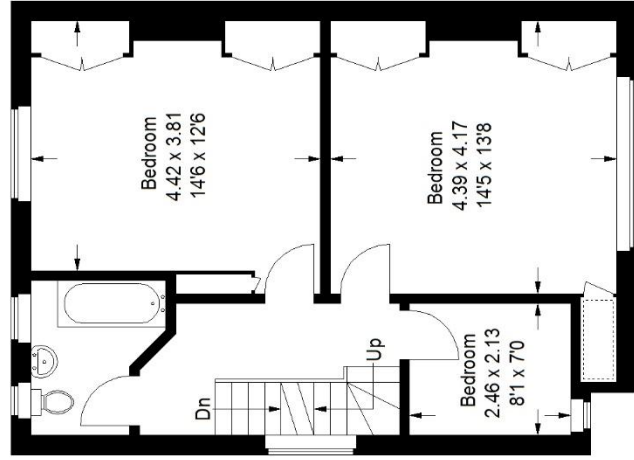
# Floorplan

**Nuthurst Avenue, SW2**  
**Approximate Gross Internal Area**  
**Ground Floor = 75.0 sq m / 807 sq ft**  
**First Floor = 55.5 sq m / 597 sq ft**  
**Second Floor = 47.1 sq m / 507 sq ft**  
**Total = 177.6 sq m / 1911 sq ft**

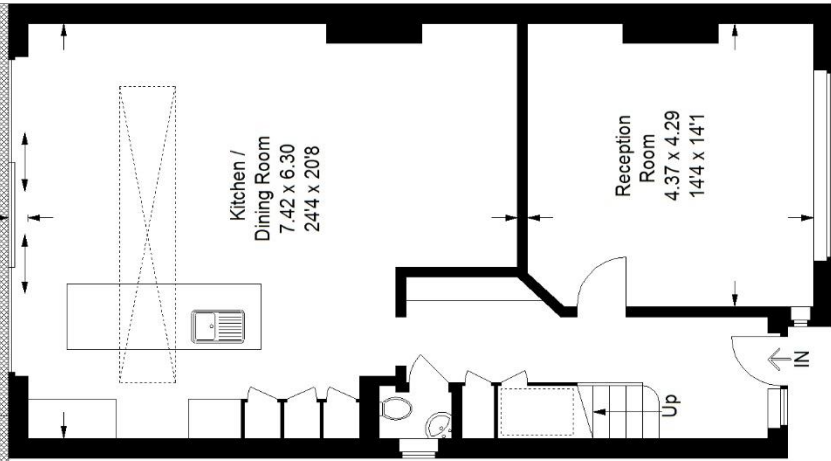


Second Floor

 = Reduced headroom below 1.5 m / 5'0"



First Floor



Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60   D	75   C
39-54	E		
21-38	F		
1-20	G		

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