



Criffel Avenue
London SW2



RYMER IRENS

Criffel Avenue

London SW2

Immensely elegant, bright and very well-proportioned, this beautifully presented & handsome three storey Victorian semi-detached family house offers excellent living & entertaining space along with five double bedrooms, an exquisite 59ft garden and off-street parking.

The house occupies a rather enviable & elevated position within the road and forms part of this highly desirable and sociable Telford Park Conservation Area, which also includes the Telford Park Lawn Tennis Club. Balham High Road and Streatham Hill, each with their excellent amenities, are both easily accessible. Streatham Hill mainline station as well as the Northern Line & mainline stations at Balham both offer direct access to London Bridge, Clapham Junction & London Victoria. The 319 & 137 buses to Sloane Square & Marble Arch are also close at hand, as is the Victoria Line at Brixton (a short bus ride away), providing swift access to Green Park/Oxford Circus.

Front garden with off-street parking | Entrance hall | Drawing room | Dining room | 23ft Kitchen/ breakfast/family room | Master bedroom with en suite bathroom | Four further double bedrooms | Bathroom & shower room | Ground floor cloakroom | Loft | Spiral wine cellar | 59ft rear garden with Breeze House | 2,414 sq ft (224.3 sq m)

- Attractive front garden with mature shrubs and providing off-street parking
- Part-panelled entrance hall with oak parquet flooring, deep storage cupboard and cloakroom (with coats cupboard and cupboard housing space for washing machine)
- Elegant drawing room with large south-facing bay window, 'Chesney' marble fireplace (with open fire) flanked by illuminated display cabinets and 5-amp lighting circuits
- Magnificent dining room with marble fireplace (with open fire), bespoke & ornate display cabinet and French doors leading into the kitchen
- Immensely light and spacious 23ft extended kitchen/



breakfast/family room with spiral wine cellar (1,200 bottle capacity), larder, two large lantern lights and French doors onto garden

- Bespoke fitted cupboards and drawers providing ample storage space with granite work tops and large island unit with breakfast bar. Britannia range-style cooker with seven gas hobs and two ovens, double Butler sink and spaces for dishwasher, American-style fridge/freezer & wine fridge
- Impressive, south-facing master bedroom with bespoke fitted wardrobes and well-appointed en suite bathroom
- Four further delightful double bedrooms (two with fitted wardrobes), all with original ornate fireplaces
- Well-appointed shower room (on the first floor) and bathroom (on the top floor)
- Deep airing cupboard (with Megaflow) – Potterton boiler is within a kitchen cupboard
- Plenty of storage space around the house – under the stairs (ground & first floors), within the eaves and also within the boarded loft (which has a loft ladder)
- Exquisite 59ft garden with paved terrace and lawn flanked by wonderfully mature and well-kept beds, housing a variety of shrubs including climbing roses & climbing hydrangea. Delightful Breeze House at far end creating a wonderful spot for al fresco entertaining. Side access with secure gate to the front of the house



Tenure Freehold

Local Authority London Borough of Lambeth

Price on Application





Rymer Irens LLP
 34 Bellevue Road, London SW17 7EF
 T: 020 8767 2222 F: 020 8672 2954
 E: bellevueoad@rymer-irens.com
rymer-irens.com

Important notice
 Rymer Irens LLP, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Rymer Irens LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared on 09/04/18 by Cactus 01202 484666.
 Photographs by Nick Moyler Photography 020 8549 7171.
 Floorplans by Floorplanners 01372 726826.