



**MOUNT NOD ROAD, SW16**  
**£335,000 SHARE OF FREEHOLD**





## MOUNT NOD ROAD, SW16

A charming one double bedroom raised ground floor Victorian conversion apartment, located in a quiet tree-lined residential street adjacent the Leigham Hall conservation area - just a stone's throw away from Streatham Hill and High Road with their vast array of shops, boutiques, bars and restaurants.

Available exclusively through Winkworth, we are delighted to offer for sale this bright and stylishly presented raised ground floor flat, situated within a handsome end of terrace Victorian house. The property dates from the late Victorian/early Edwardian era and is located close to the sought-after Leigham Hall conservation area (known locally as the ABC Roads) just moments away from Streatham Hill station.

The property briefly comprises of a spacious reception room with a window to the side and a modern fitted galley kitchen equipped with the usual appliances. The large, dual aspect double bedroom has floor to ceiling fitted wardrobes and leads through to a small dressing area which in turn connects you to the smart metro tiled bathroom which has a bath with shower overhead, a wash hand basin and a WC.

Transport at Tulse Hill and Streatham Hill (London Victoria) is walking distance and Brixton Tube is a short bus ride down the hill. On the doorstep there are all the local amenities including many lively independent shops, cafes and restaurants. Hillside Gardens Park is at the top of the street and both Streatham and Tooting Bec Commons are also within easy reach.

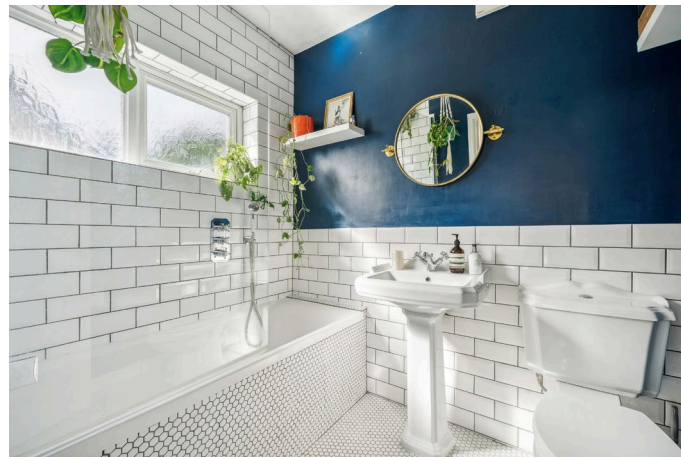
This charming Victorian conversion flat has been well maintained by the current owner and is offered with a Share of Freehold (947+ years remaining) - early viewings are recommended!

### AT A GLANCE

- Raised Ground Floor Victorian Conversion Flat
- Reception/Dining Room
- Modern Kitchen
- Large Double Bedroom
- Bathroom
- Share of Freehold (947+ years remaining)
- Lambeth Council Tax Band: C
- Sole Agent

### DIRECTIONS

Streatham Hill





# Mount Nod Road, London, SW16

Approximate Gross Internal Area = 485 sq ft / 45.1 sq m

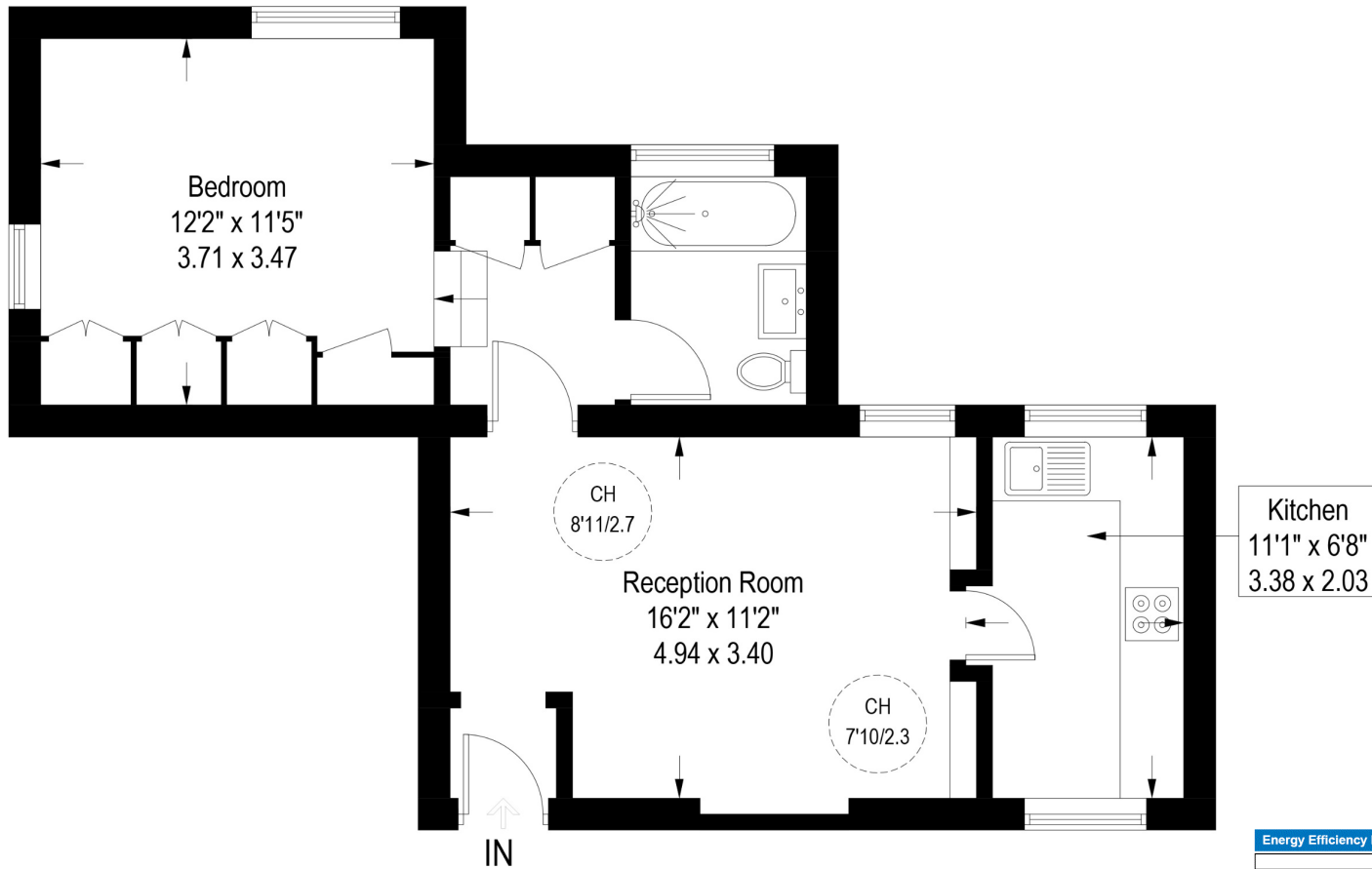


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID985912)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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