



PRENTIS ROAD, SW16
OFFERS IN EXCESS OF: £375,000 LEASEHOLD

A TWO DOUBLE BEDROOM TOP FLOOR MANSION FLAT ON STREATHAM HIGH ROAD

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

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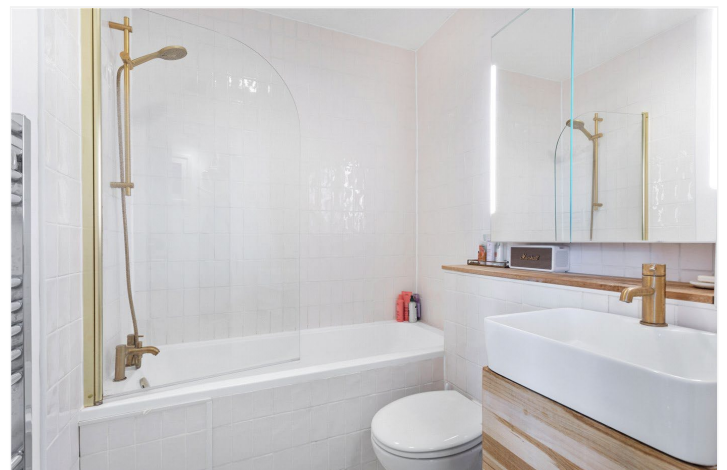


DESCRIPTION:

Situated in a prime location above commercial premises on Streatham High Road, this delightful top-floor Mansion flat exudes charm and warmth. Upon entering, you're greeted by a triple aspect reception/kitchen, flooded with natural light, offering a bright and airy ambiance. The fitted kitchen area boasts ample wall and base units for storage, including the usual appliances. The property features two well-proportioned double bedrooms and completing the space is a modern bathroom, featuring a bathtub with an overhead shower, a washbasin, and a WC. Prentis Road is a quiet tree-lined residential street off Streatham High Road with easy access to Tooting Bec Common and the Lido. It is close to the shopping and amenities of the High Road with transport into the City from Streatham station (Thameslink) and the West End from Streatham Hill station.

AT A GLANCE

- Triple aspect reception/kitchen
- Bright and airy ambiance
- Two spacious double bedrooms
- Modern bathroom with bathtub/shower
- Prime location on Streatham High Road
- Easy access to Tooting Bec Common
- Close to shopping and amenities

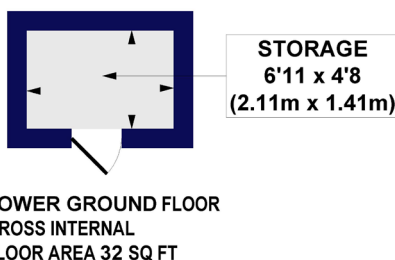
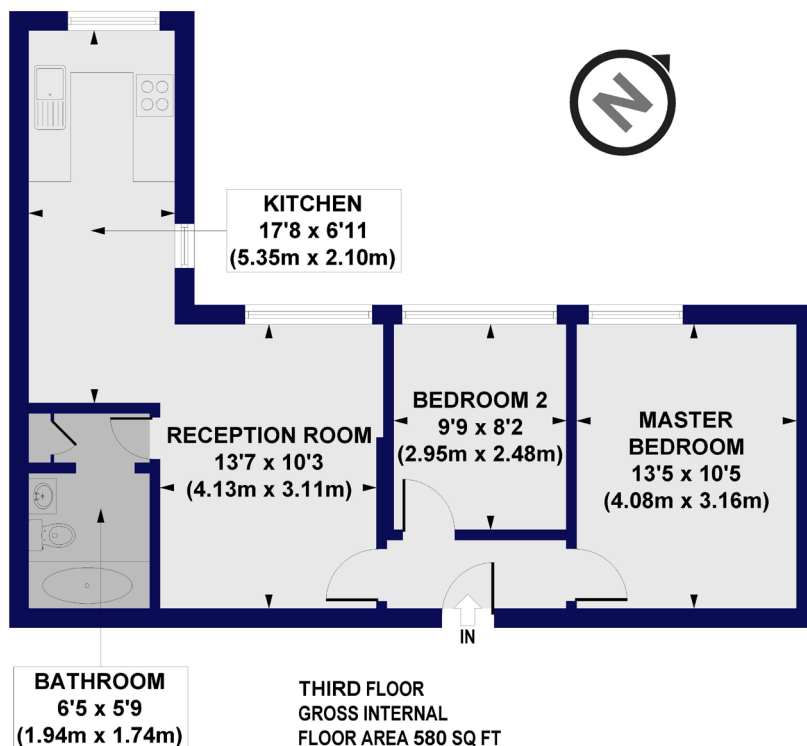




Prentis Road, SW16

Approx. Gross Internal Floor Area 612 sq. ft / 56.89 sq. m (Including Storage)

Approx. Gross Internal Floor Area 580 sq. ft / 53.91 sq. m (Excluding Storage)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold
Term: Expires - 29/09/2131
Service Charge: £600 - £800 per annum
Ground Rent: £ 100 Annually (subject to increase)
Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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