



TARLTON COURT, BROADLANDS AVENUE, SW16  
£425,000 LEASEHOLD





## BROADLANDS AVENUE, SW16

Exclusively available through Winkworth, we are delighted to present for sale this first floor maisonette (956 sq. ft.) located moments away from Streatham Hill station.

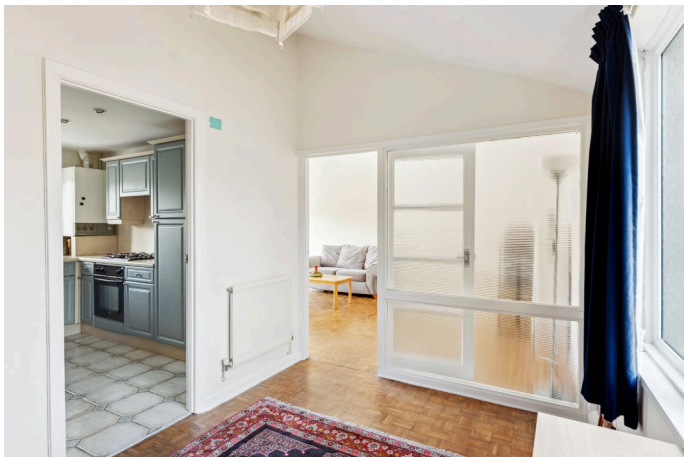
The property's layout offers a generously proportioned entrance lobby replete with ample storage cupboards, alongside two double bedrooms, both equipped with built-in cupboards. A bathroom equipped with a wash hand basin and WC is adjacent to the principal bedroom.

At the heart of the living space lies the spacious 21ft. reception room giving you access to an enclosed balcony. Off the reception area, is the galley kitchen, equipped with the usual appliances. Noteworthy features of this property include the original parquet flooring and the convenience of off-street parking and a private front garden, perfect for summer entertaining.

Tarlton Court finds itself in close proximity to a wealth of lively local establishments - from charming independent cafes to vibrant shops, restaurants, gyms, and a cinema. Nature enthusiasts will delight in the presence of Tooting Bec Common and Streatham Common in the vicinity. The property is also ideally located for easy access to Streatham Hill station (London Victoria in 17 minutes) and also within easy reach of Balham, Clapham & Brixton by bus.

With a considerable lease term (approximately 139 years remaining) on offer, we strongly advise early viewings!

### LOCATION Streatham Hill





# Broadlands Avenue, London, SW16

Approximate Gross Internal Area = 956 sq ft / 88.8 sq m  
(Including Garage)

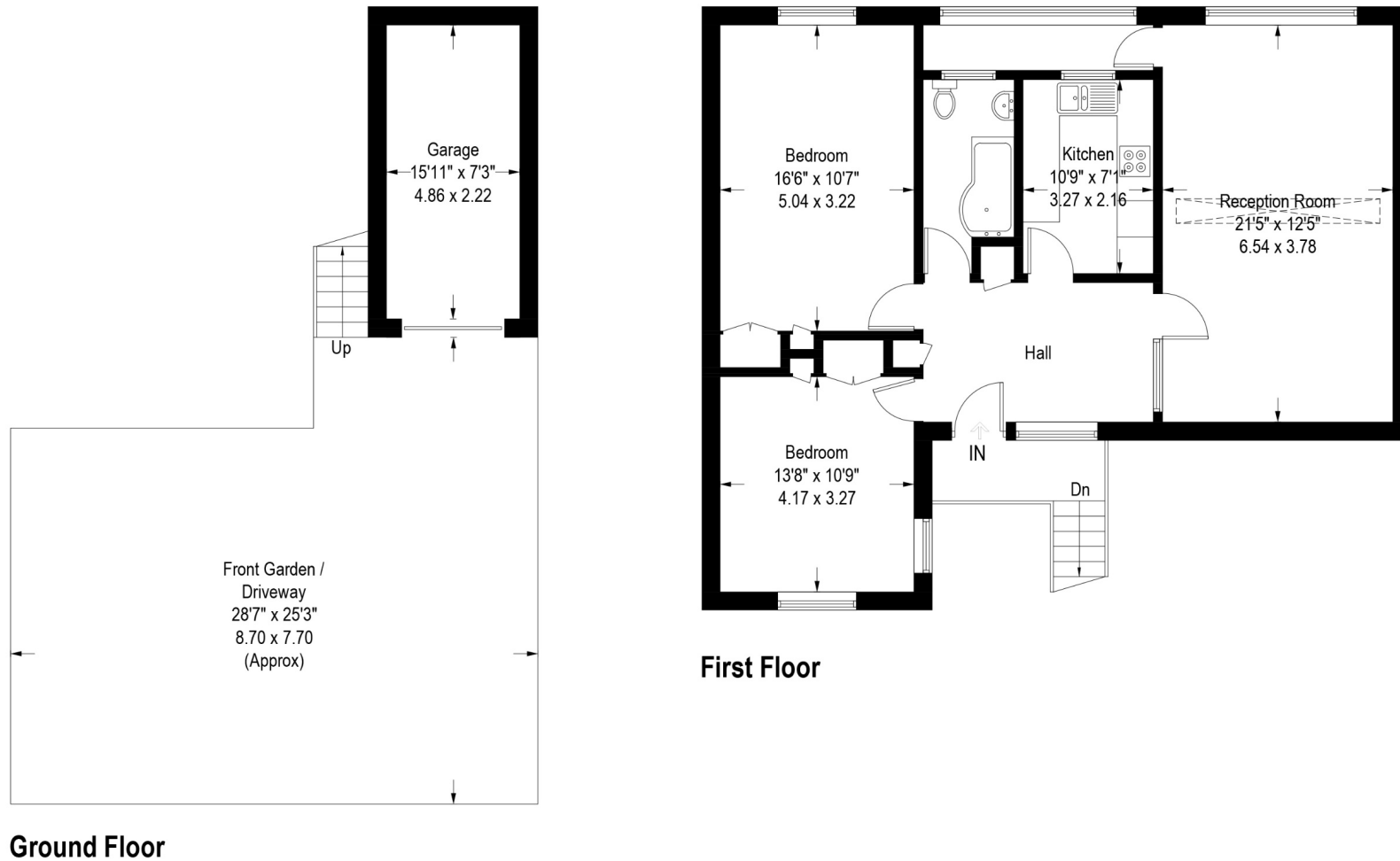


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID999085)

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