



GLENELDON ROAD, SW16
£450,000 LEASEHOLD

Winkworth



GLENELDON ROAD, SW16

A stylish ground floor converted two-bedroom apartment in a sought-after residential neighbourhood. The property is set within a detached Victorian house off Streatham High Road and has a bright and well-appointed interior with the added benefit of a private garden, including sole use of the additional garden space at the rear.

Available exclusively through Winkworth, we are delighted to present this beautiful ground floor Victorian conversion flat set within a detached Victorian house in leafy Gleneldon Road. The accommodation comprises: two double bedrooms and a bathroom with modern fittings and two windows, perfect for letting in plenty of natural light. The bright living room has high ceilings, built-in shelving in the alcove and a large bay window with made to measure blinds. The shaker-style fitted kitchen is equipped with the usual appliances and has a door giving you access onto the private garden which in turn opens up to an additional garden space at the rear (sole use), perfect for summer entertaining. The outdoor space can also be accessed via a gate on the side of the building. The property offers a calm, well-maintained and a stylishly presented interior within a characterful period setting and would be an ideal first time buy. Gleneldon Road is a tree-lined residential street comprising of mainly Victorian houses and conversion apartments just off the bustling High Road close to both Tooting Bec and Streatham Commons. The nearest transport is from Streatham station (Thameslink) or Streatham Hill and Streatham Common stations, all have speedy links to the City and West End. There are many excellent local amenities, pubs, restaurants, gyms and shops nearby including an M&S Foodhall, an Aldi and a 24Hr Tesco 'Extra' by the modern Leisure Centre and Ice Rink.



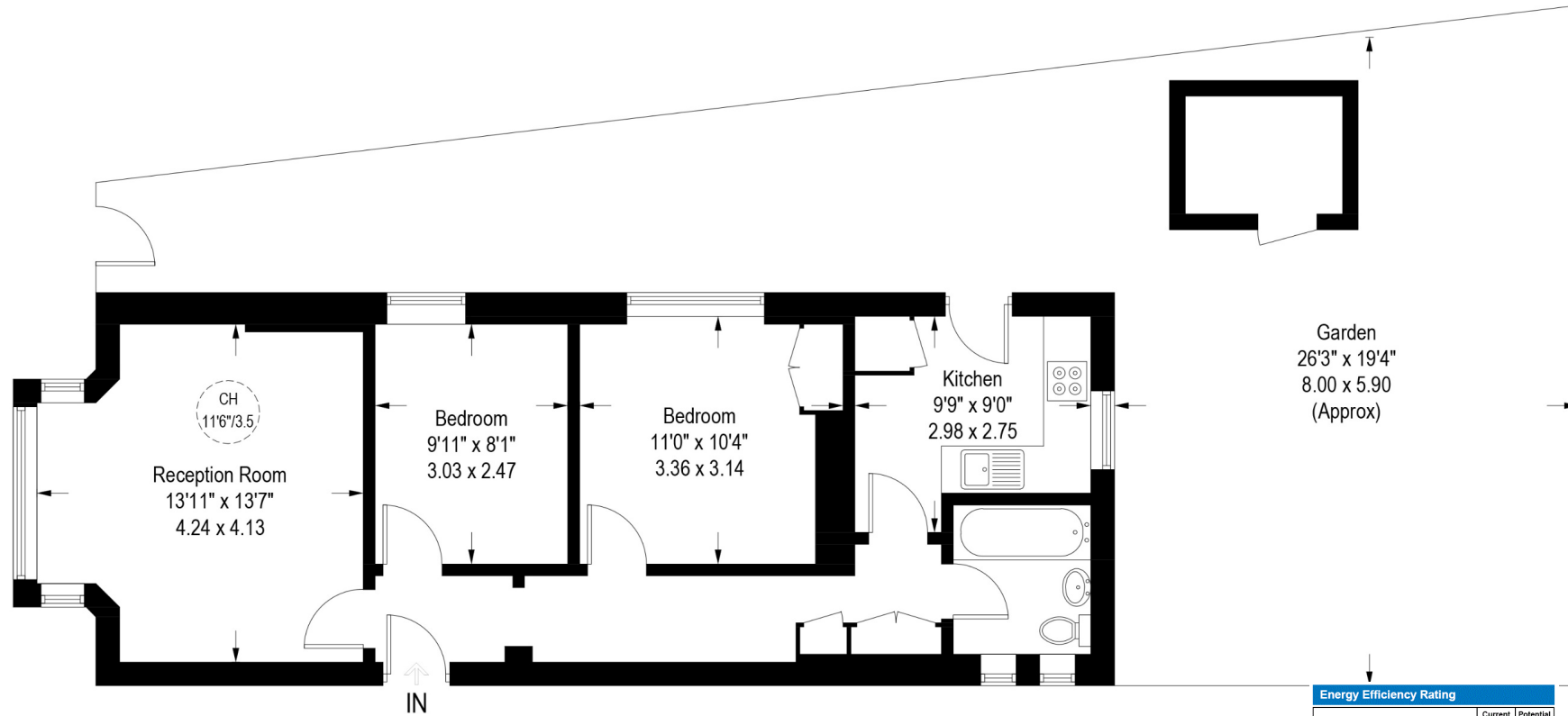
AT A GLANCE

- Victorian Conversion Apartment
- Ground Floor
- Two Bedrooms
- Modern Bathroom
- Fitted Kitchen
- Reception Room
- Private Section of Garden (including sole use of the additional garden space at the rear)
- Long Lease (119 years left)
- Lambeth Council Tax Band: C
- Sole Agent
- Located in Streatham



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Approximate Gross Internal Area = 603 sq ft / 56.0 sq m



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Illustration for identification purposes only, measurements are approximate, not to scale. (ID953409)

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