



Mount Nod Road, SW16

£500,000 *Leasehold*

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KEY FEATURES

- Late Victorian period ground maisonette
- Over 800 square feet
- Leigham Hall conservation area location
- Private terraced garden
- Charming turret style bay window
- Walking distance to Streatham Hill/ Tulse Hill stations
- Close to multiple local commons
- Flexible interior living space
- Seller in process of extending the lease

Occupying the ground floor of a handsome Late Victorian/Edwardian building, this two-bedroom maisonette offers over 800 square feet of beautifully presented living space in the heart of the Leigham Hall conservation area. The property is well set back from the road and benefits from its own private front door, leading into a hallway from which the flexible accommodation flows. At the front, a characterful room features high ceilings and a distinctive "turret" style bay with sash windows, currently serving as an elegant dining and seating space. The hallway continues past a generous second double bedroom that overlooks the garden through dual sash windows. A modern family bathroom is finished with classic black and white tiling. To the rear, a charming reception room features extensive bespoke cabinetry and shelving, providing a warm social hub with garden views. This space leads into a contemporary kitchen, smartly finished with grey and white cabinetry and well-equipped with freestanding appliances. The accommodation is completed by a private, enclosed garden; a 24-foot terraced sanctuary designed for alfresco entertaining and summer barbecues. Mount Nod Road is a quiet, tree-lined residential street within the sought-after "ABC Roads" of the Leigham Hall conservation area. The property is perfectly positioned for the independent boutiques, cafes, and restaurants of Streatham High Road, while the green spaces of Hillside Gardens, Streatham Common, and Tooting Bec Common are all within easy reach. Transport links are exceptional, with Streatham Hill station a short walk away offering a 17-minute service to London Victoria. Additionally, Tulse Hill station is just a 15-minute walk away, providing a direct line to London Bridge and further Thameslink services into the City, while Brixton and its Victoria Line connections are accessible via a frequent bus service down the hill.

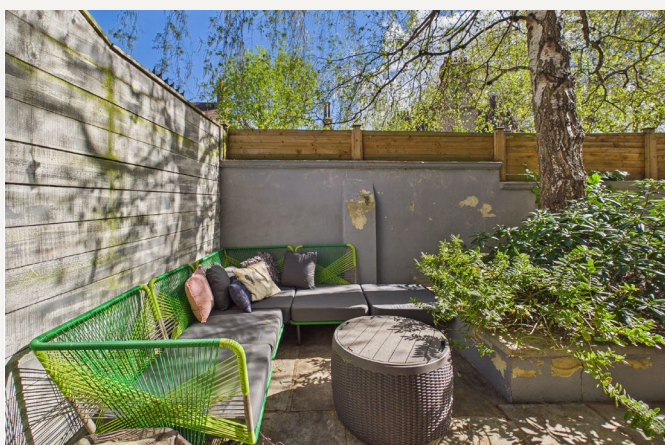
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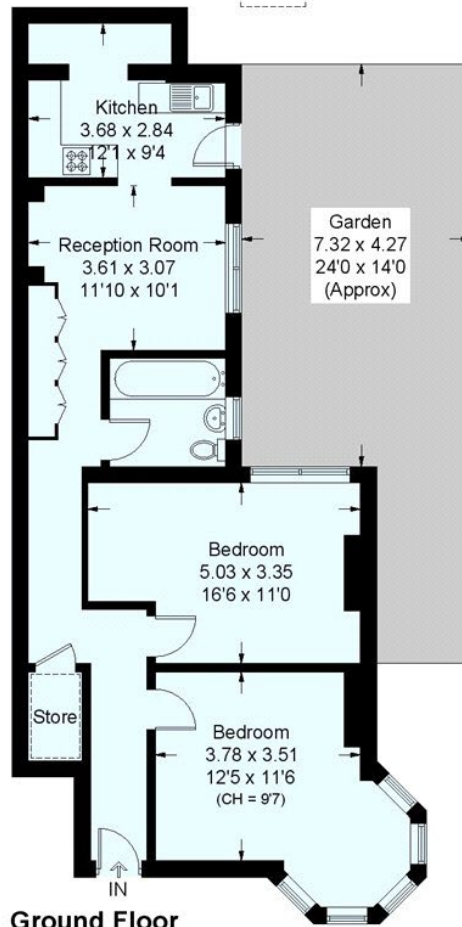


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Approximate Floor Area = 74.7 sq m / 804 sq ft
Including Limited Use Area (2.8 sq m / 30 sq ft)



 = Reduced head height below 1.5m



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID612988)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 88 year and 6 months (seller in process of extending lease)

Service Charge: £500 per annum

Ground Rent: £10 Annually

Council Tax Band: D

EPC rating: E

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