

London Road, SW16

Offers IEO: £275,000 SHARE OF FREEHOLD

1	1	1
BEDROOMS	RECEPTIONS	BATHROOMS

KEY FEATURES

01 Former police station conversion	05 Securely gated communal garden
02 South facing and light filled	06 Moments from Norbury station
03 Open plan kitchen and living	07 Views towards Norbury Park
04 Dual aspect double bedroom	08 Chain free, low outgoings

Winkworth Streatham
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THE PROPERTY

Set within the handsome red brick frame of Norbury's former police station, this one bedroom apartment brings together genuine period character and a clean, modern finish. The original frontage, with its gables, tall chimneys and pale stone ground floor, still stands proudly on London Road, while to the rear residents enjoy securely gated grounds and a well kept communal garden.

The apartment sits on an upper floor, and the front door opens straight into a generous open plan kitchen and living space. Wide plank wood flooring runs throughout, and tall multipane windows on two sides fill the room with natural light, helped along by its south facing aspect. From the far end, leafy views stretch out towards Norbury Park The kitchen is fitted with sleek handleless units in soft grey beneath crisp white worktops, with a Bosch oven, an inset hob and a one and a half bowl sink set beneath its own window. There is ample room for a dining table beside the windows, and the living area beyond comfortably takes a sofa and sideboard, finished with traditional column radiators and recessed spotlights. A small inner lobby leads to the rest of the accommodation. The double bedroom is bright and peaceful, with windows on two sides looking out over the surrounding rooftops, soft carpet underfoot and another column radiator. The shower room is neatly finished in neutral tiling, with a generous glazed shower enclosure, wall hung WC with concealed cistern, vanity basin with storage beneath and a heated towel rail.

Offered chain free with a low service charge and ground rent, this is an excellent first purchase or investment with real character.

London Road puts you right among Norbury's everyday conveniences, with shops, cafés, restaurants and a Lidl all within a short stroll. Norbury station is just moments away, offering direct Southern services to London Victoria in around twenty minutes, as well as London Bridge and Clapham Junction, while the A23 and plenty of bus routes make Streatham and Croydon easy to reach. Green space is a real highlight, with Norbury Park on the doorstep and Streatham Common, The Rookery, Norwood Grove and Norbury Hall Park all close by.

THE DETAILS

TENURE
Share of Freehold

TERM
116 year and 6 months

SERVICE CHARGE
£1200 per annum

GROUND RENT
£300 Annually (subject to increase)

COUNCIL TAX BAND
B

EPC RATING
B

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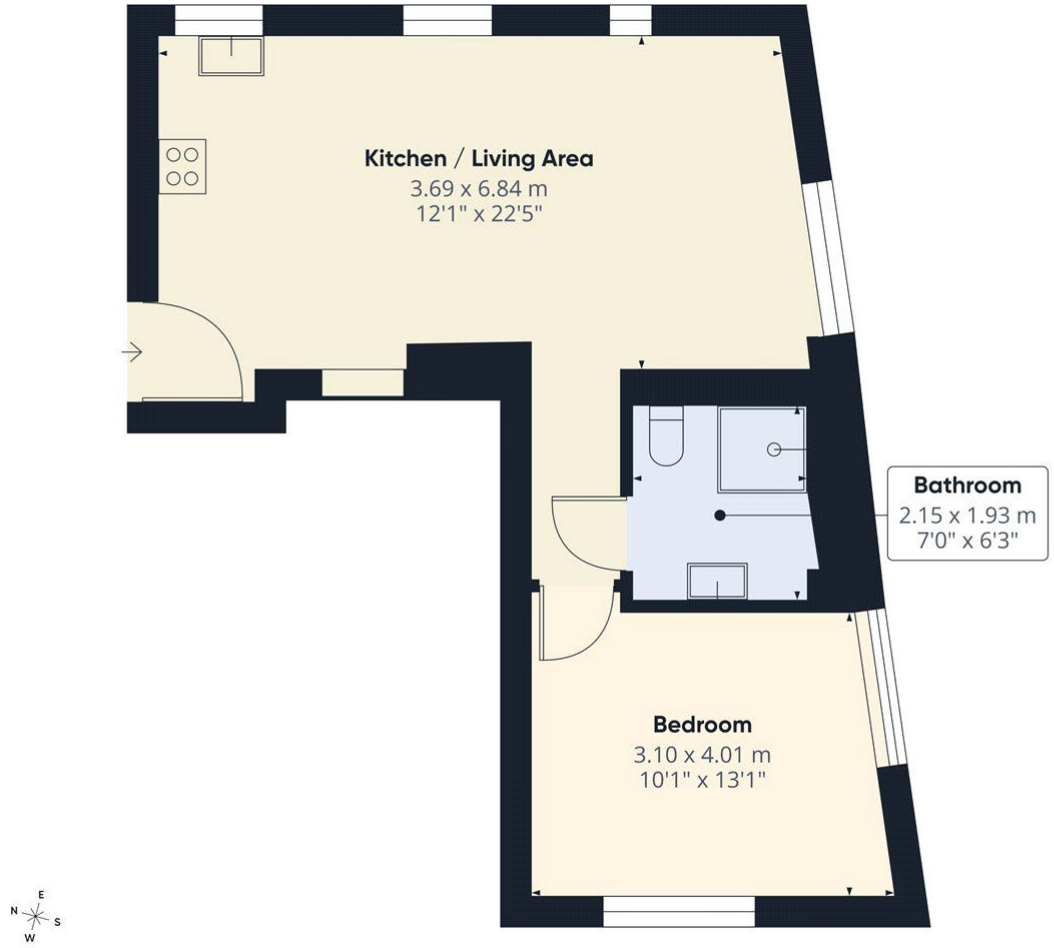






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Approximate total area(1)

46.6 m²

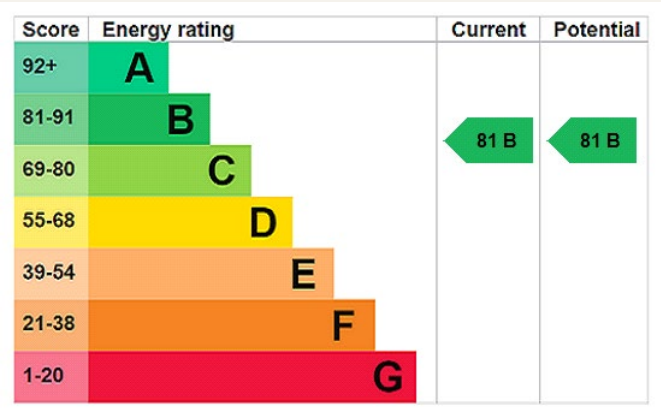
502 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFORMANCE



VIEWINGS

Winkworth Streatham

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