

Conyers Road, SW16

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£450,000 *Share of Freehold*

KEY FEATURES

- Bright top floor period conversion
- Primary bedroom with Juliet balcony
- Dual-aspect east-west orientation
- Two well-proportioned bedrooms
- Vaulted ceilings and original beams
- Separate kitchen and utility room
- Substantial attic storage space
- Short walk to Tooting Common

Occupying the top floor of this handsome period conversion, the flat is defined by its bright, dual-aspect layout and thoughtful separation of space. The heart of the home is a spacious front reception room, where vaulted ceilings are accented by original wooden beams and a classic fireplace, creating a characterful yet modern environment for relaxing or entertaining. This flows into a separate kitchen fitted with crisp white cabinetry and wooden worktops, supported by a highly practical standalone pantry and utility room that keeps the main living areas clutter-free. The accommodation comprises two well-proportioned bedrooms. The primary bedroom is a generous, tranquil retreat featuring a Juliet balcony that opens out over mature gardens and trees. Positioned at the rear of the property, the second bedroom offers a quiet, versatile space perfect for guests or a home office. An east-west orientation ensures the property is bathed in natural light throughout the day, with morning sun flooding the front living space and the evening glow reaching the bedrooms at the rear. Completing the interior is a modern three-piece bathroom and access to a substantial attic providing excellent storage solutions. Conyers Road is perfectly positioned for those seeking a quiet residential community without sacrificing urban convenience. The green expanse of Tooting Common is just a short stroll away, providing a local escape for weekend walks. Transport links are exceptional, with Streatham (Thameslink) and Streatham Common (Southern) stations both within easy reach, alongside direct bus routes (333 and 57) to the Northern and Victoria Lines at Tooting Broadway and Brixton. Streatham's vibrant High Road is minutes away, home to major retailers including M&S Foodhall and Aldi, as well as the local leisure centre, ice rink, and Odeon cinema.

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MATERIAL INFO

Tenure: Share of Freehold
Council Tax Band: C
EPC rating: To be confirmed

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