



Gleneldon Road, SW16

£350,000 *Share of Freehold*

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KEY FEATURES

- Two double bedroom top flat
- Off street driveway parking space
- Share of freehold included
- Open plan reception dining room
- Separate modern fitted kitchen
- Useful loft storage space
- Moments from Tooting Common
- Excellent rail connections nearby

Occupying the top floor of an attractive residential building, this well-presented two bedroom flat offers a bright and balanced layout with the added benefit of a private off-street parking space and a share of freehold. The front door opens into a central hallway connecting each of the main living spaces and providing access to useful loft storage overhead. Positioned side by side toward the front of the home, both double bedrooms are generously proportioned, featuring characterful sloping eaves and skylight-style dormer windows that fill the rooms with natural light. Serving the property is a central modern bathroom suite, complete with a fitted bath with an overhead shower, a glass screen, tiled splashbacks, and a casement window. Toward the rear, the spacious living room forms a comfortable central hub with dedicated areas for both relaxing and dining. Directly off the living area, the separate fitted kitchen is arranged with practical worktop space, white cabinetry, a gas hob, integrated cooking appliances, and patterned tiled flooring. Gleneldon Road sits in a desirable residential pocket of Streatham, perfectly positioned between the leafy expanses of Tooting Common and Streatham Common. Commuters benefit from excellent transport connections, with both Streatham and Streatham Hill stations within easy reach, offering direct rail links into London Victoria, London Bridge, Clapham Junction, and Thameslink services into the City. Regular bus routes along Streatham High Road provide swift connections to Brixton Underground for the Victoria Line. Streatham High Road offers a vibrant selection of independent cafes, restaurants, local supermarkets, and the Streatham Space Project.

Streatham

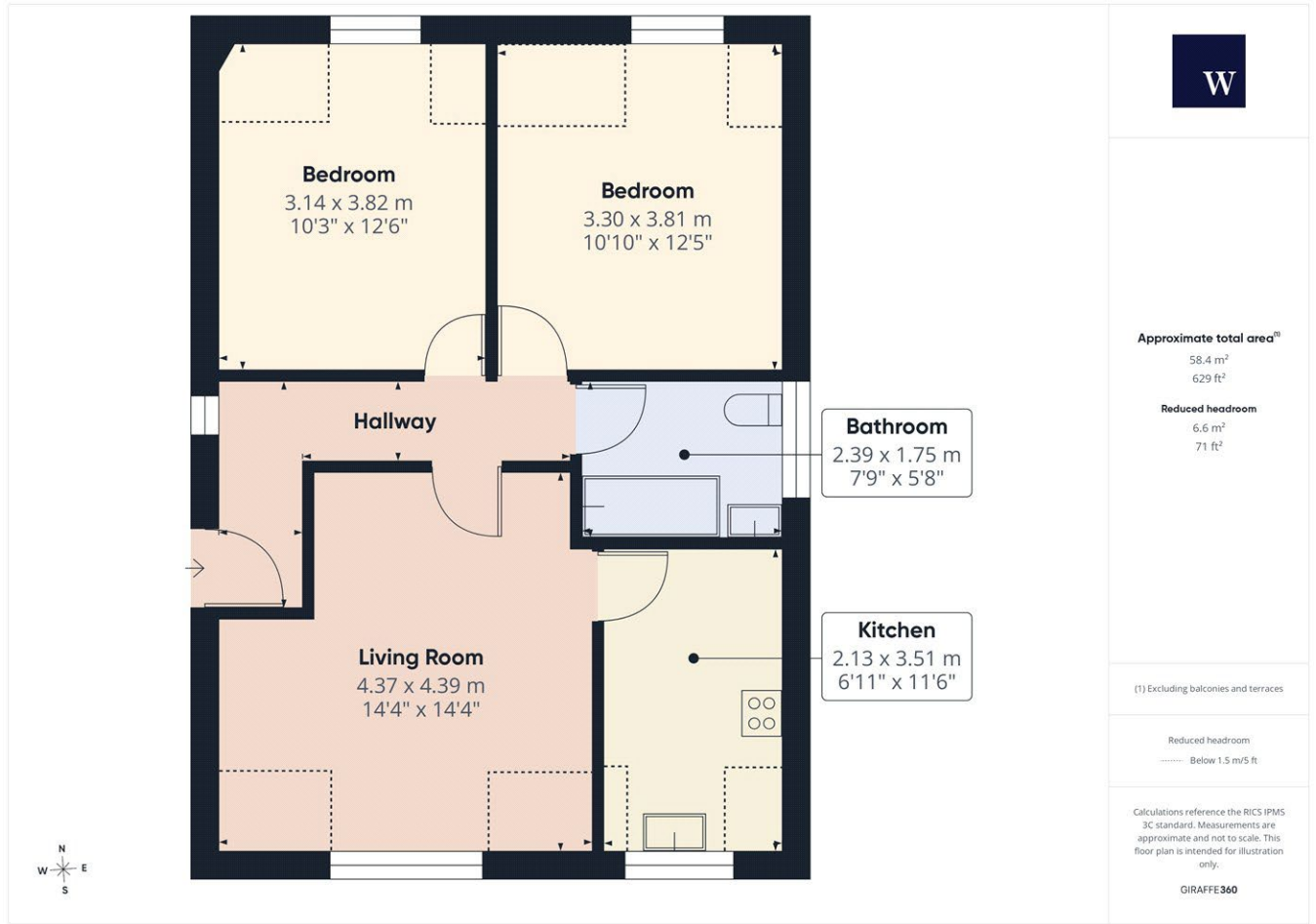
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Share of Freehold
Service Charge: £2082 per annum
Council Tax Band: C
EPC rating: C

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