



Langton House, Colson Way, SW16

£350,000 *Leasehold*

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KEY FEATURES

- Two double bedrooms
- Private south facing balcony
- Dual aspect reception room
- Navy shaker style kitchen
- Bathroom plus separate WC
- Upper floor with treetop views
- Lift serviced purpose built block
- Moments from Tooting Bec Common

Set on an upper floor of a purpose built block, this beautifully presented two double bedroom flat makes the most of its elevated position, with leafy treetop views from almost every window and a private balcony to enjoy them from. The front door opens into a generous hallway with warm wood effect flooring, useful built in storage and a separate WC, a genuinely welcome extra in a two bedroom home. At the front of the flat, the reception room is the real showpiece. Dual aspect and flooded with light, it is anchored by a feature fireplace set into a rich teal wall, with plenty of space for both a comfortable seating area and a dining table. A glazed door opens onto the south facing balcony, a lovely spot for morning coffee or an evening drink above the trees. An opening leads through to the kitchen, which has been finished with real style: navy shaker cabinetry, solid wood worktops, white metro tiling, an eye level oven, a gas hob and a ceramic butler sink set beneath the window, looking straight out over the greenery. Both bedrooms are well proportioned doubles, each enjoying a bright southerly outlook, and the first benefits from fitted storage. The bathroom completes the picture with crisp white metro tiles, patterned floor tiles, a vanity unit and a bath with shower over. Colson Way sits on the Furzedown side of Streatham, close to Tooting Bec Common's famous Lido with easy access to Balham and Streatham High Road, so open green space for running, dog walking and summer swims is right on the doorstep. For commuters, Streatham station offers Thameslink services to Wimbledon, Sutton, the City and St Albans, alongside Southern services to East Croydon and London Bridge, while Streatham Hill provides trains to Victoria and Clapham Junction. Tooting Bec and Balham are the nearest Underground stations, both on the Northern line, and Streatham High Road is well served by buses to central London, Brixton, Croydon and Kingston. Tooting Market's eclectic food stalls and the shops, gyms and supermarkets of Streatham High Road are all close by.

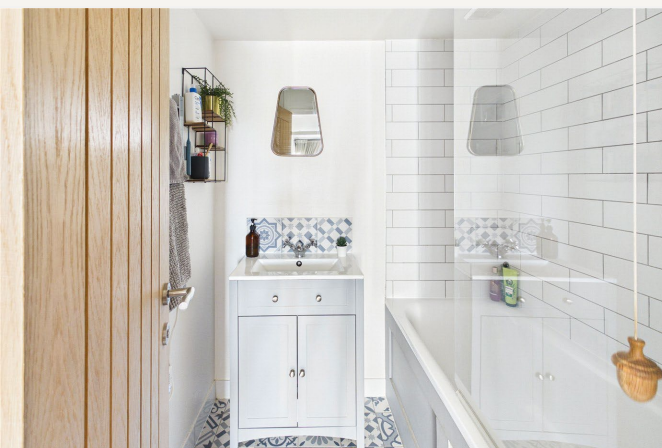
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81 B
55-68	D	72 C	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold
Term: 173 year and 1 months
Service Charge: £1761.47 per annum
Council Tax Band: B
EPC rating: C

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