



Greyhound Lane, London, SW16

OIEO £425,000 *Leasehold*

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KEY FEATURES

- Beautifully presented period conversion
- Long private landscaped garden
- Bright front-facing living room
- Sleek modern walk-in shower
- Separate contemporary kitchen suite
- Two versatile double bedrooms
- Moments from two stations
- Offered in excellent condition

Occupying the ground floor of a handsome period property, this two-bedroom flat has been tastefully modernised to blend contemporary finishes with traditional volume. The journey begins in the front-facing living room, a bright and expansive social space defined by a wide bay window and elegant wooden flooring. There is ample room for a dedicated dining area, making it an ideal environment for entertaining.

A separate contemporary kitchen is smartly fitted with handleless white cabinetry and classic subway tiling. Towards the rear, the accommodation comprises two well-proportioned bedrooms. The

principal bedroom is a peaceful retreat with a vibrant teal accent wall and views across the garden, while the second bedroom offers versatility as a guest room or home office. These are served by a sleek modern bathroom featuring a walk-in rainfall shower and floating vanity. A particular highlight is the direct access to an exceptionally long, private rear garden; a landscaped oasis with a large paved patio and a generous lawn, perfect for summer afternoons.

Greyhound Lane is one of Streatham's most sought-after residential addresses, perfectly positioned for those seeking a balance of suburban quiet and urban convenience. Commuters are well-served with both Streatham Common and Streatham stations within a short

Streatham

020 8769 6699 | streatham@winkworth.co.uk







Approximate total area⁽¹⁾

51.4 m²
553 ft²

Reduced headroom

0.5 m²
5 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 105 year and 1 months

Service Charge: £1600 per annum

Ground Rent: £ 300 Annually (subject to increase)

Council Tax Band: C

EPC rating: D

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