



Pathfield Road, SW16

£550,000 *Leasehold*

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KEY FEATURES

- Two bedroom Victorian garden flat
- Large 45ft private landscaped garden
- Substantial storage cellar basement space
- Long 173 year remaining lease
- No regular annual service charge
- Bay window with fitted shutters
- Moments from Streatham Common station
- Close to local parklands

Set within a handsome bay-fronted Victorian conversion, this beautifully presented two-bedroom ground floor apartment offers a bright, balanced layout complemented by a substantial private garden. Recently redecorated throughout with bespoke hallway panelling and contemporary finishes, the property also benefits from a long lease of approximately 173 years with peppercorn ground rent, alongside no regular service charges. The entrance hallway introduces the home, providing access to a private cellar that offers invaluable additional storage space. Positioned at the front, the generous principal bedroom features high ceilings and a wide bay window fitted with classic plantation shutters. Moving along the hall, the second bedroom is a well-proportioned room, offering flexibility as a bedroom, nursery, guest room or home office. Serving the home is a stylish modern bathroom suite, fitted with contemporary wall tiles, a bath with overhead shower, and modern sanitaryware. Toward the rear, the bright reception room forms a comfortable central entertaining hub with wood flooring, leading naturally into the separate kitchen and dining area. The kitchen features shaker cabinetry, tiled splashbacks and integrated cooking appliances, with generous space for a dining table. Double French doors open directly onto a generous, beautifully landscaped 45ft private rear garden, complete with a timber decked patio and gravelled entertaining area framed by mature greenery. Pathfield Road is a popular, quiet residential street ideally positioned just moments from Streatham Common station, providing swift and direct rail connections into London Victoria, London Bridge, and Clapham Junction. Streatham High Road is within easy walking distance, offering a vibrant selection of independent cafes, artisan bakeries, restaurants, and major supermarkets alongside the Streatham Ice Rink and Leisure Centre. The expansive green open spaces of Streatham Common and the historic landscaped grounds of The Rookery Gardens are nearby for outdoor recreation and weekend walks.

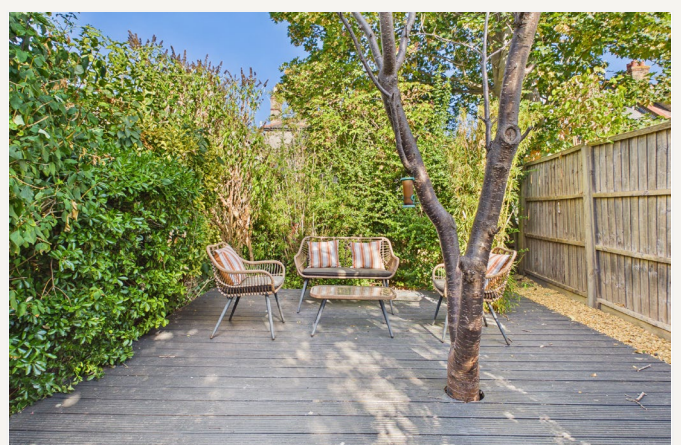
Streatham

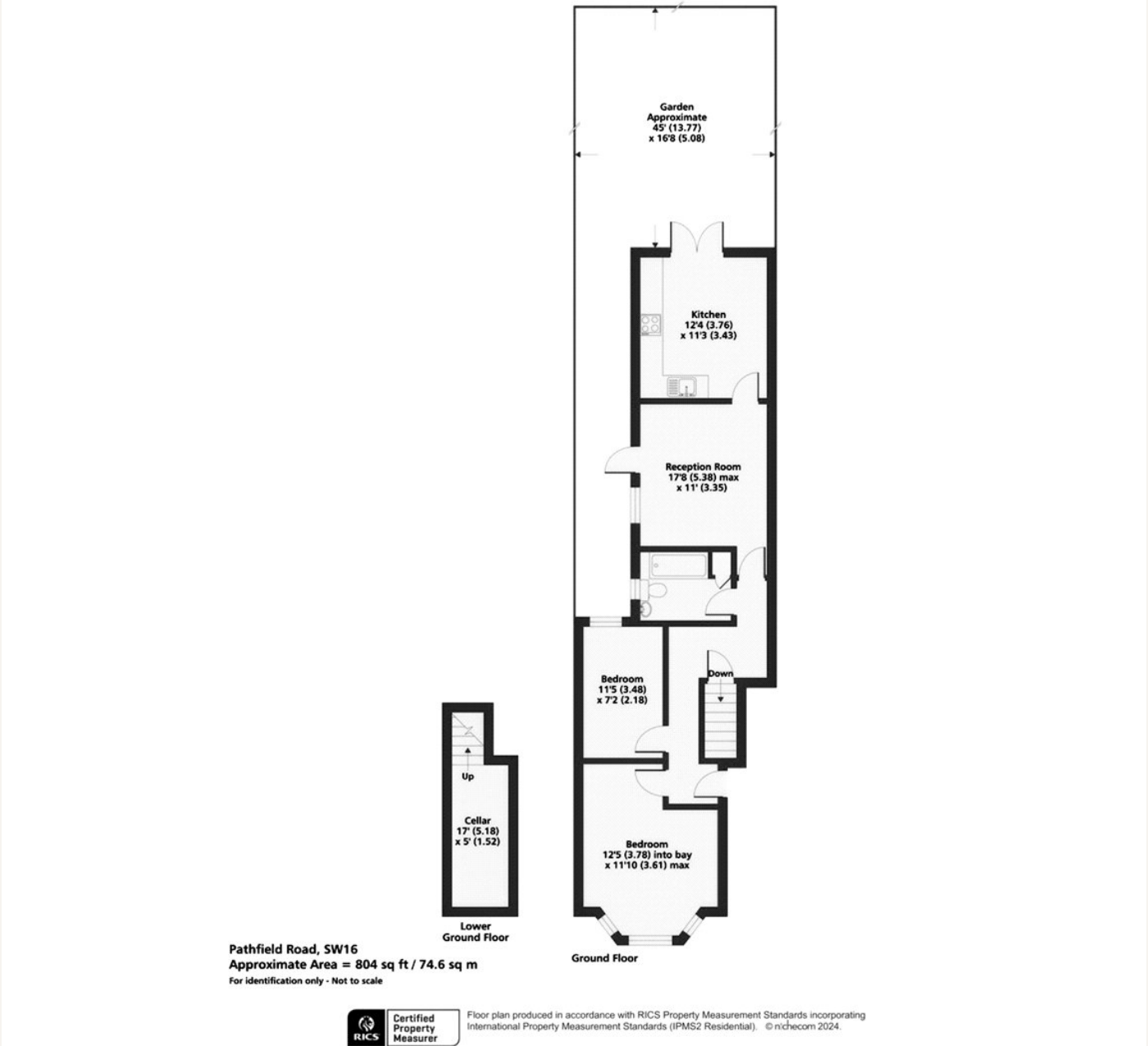
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold
Term: 173 year and 4 months
Council Tax Band: C
EPC rating: C

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