

Campbell Close, SW16

£475,000 FREEHOLD

2	1	1
BEDROOMS	RECEPTIONS	BATHROOMS

KEY FEATURES

01 Two bedroom terraced house

02 Allocated parking to front

03 Two double bedrooms

04 Full width rear reception

05 Sliding doors onto garden

06 Low maintenance rear garden

07 Timber shed to rear

08 Close to Streatham station

Winkworth Streatham

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THE PROPERTY

Tucked away in a quiet residential close, this two bedroom terraced house offers a well balanced layout, a private rear garden with a shed and the welcome convenience of allocated parking right outside.

The entrance hall, with a handy storage cupboard by the door, leads to the kitchen at the front of the house. It is fitted with white units, frosted glass wall cabinets and a run of teal metro tiling, with a gas cooker, chimney extractor and space for a washing machine. Straight through, the living room spans the full width of the back of the house, a bright and generous space with sliding glass doors opening directly onto the garden.

Upstairs, the landing leads to two double bedrooms. The principal bedroom faces the front and benefits from a built in storage cupboard, while the second overlooks the garden with an open outlook across neighbouring rooftops. A bathroom with marble effect tiling, bath and shower attachment completes the floor.

Outside, a paved terrace steps down to a lawn of low maintenance artificial grass, enclosed by fencing and finished with a timber shed at the far end, ideal for bikes and storage. Neutrally decorated throughout, this is a home you can move straight into, with plenty of scope to personalise over time.

Campbell Close sits within the London Borough of Lambeth, just a few minutes on foot from Streatham station, with direct trains to London Blackfriars, London Bridge and King's Cross St Pancras. Streatham Common station and Tooting Bec Underground on the Northern line are also within easy reach, and nearby buses run into Brixton and Clapham. Streatham High Road is close by for its supermarkets, cafés, restaurants and cinema, while Streatham Ice and Leisure Centre offers swimming, a gym and an ice rink. For green space, Streatham Common and Tooting Bec Common, home to the famous Lido, are both nearby, and Streatham and Clapham High School is around half a mile away.

THE DETAILS

TENURE
Freehold

SERVICE CHARGE
£85.79 per annum

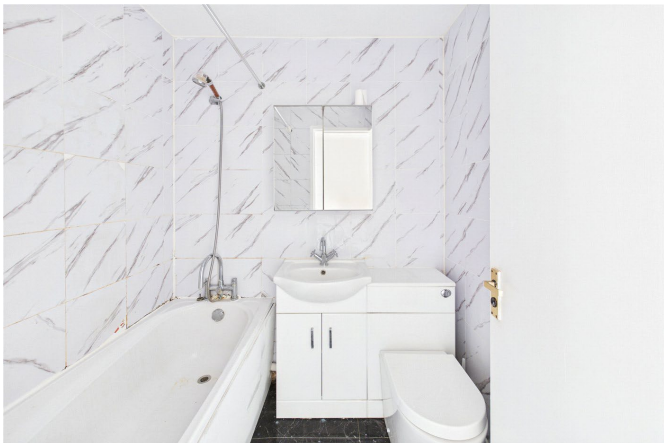
COUNCIL TAX BAND
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EPC RATING
To be confirmed











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Approximate total area(1)

58.3 m²
626 ft²

Reduced headroom

1.2 m²
13 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

ENERGY PERFORMANCE

VIEWINGS

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