



Knollys Road, SW16

Offers IEO: £325,000 *Leasehold*



KEY FEATURES

- Ultra modern turn key apartment
- Large bright double bedroom
- Dual aspect open plan reception
- Private south-east facing terrace
- Allocated secure underground parking
- Beautifully maintained communal gardens
- Convenient separate utility cupboard
- Excellent local mainline links

This ultra-modern, turn-key one-bedroom apartment is positioned on the second floor of a desirable contemporary development. Lovingly maintained to an exceptional standard throughout, the property opens into a wide and welcoming entrance hallway that provides ample space for freestanding furniture and additional storage. The heart of the home is an impressive open-plan reception room and kitchen, beautifully illuminated by dual-aspect, floor-to-ceiling windows that create an exceptionally bright and airy atmosphere. The kitchen is thoughtfully designed with sleek contemporary cabinetry, integrated appliances, and a convenient breakfast bar ideal for casual dining. From the living area, a glazed door opens directly onto a south-east facing private terrace, perfect for outdoor relaxation. The accommodation features a large, light-filled double bedroom providing a calm and spacious retreat. Serving the apartment is a stylishly finished modern bathroom complete with a rainfall shower head and a separate handheld attachment. The layout is completed by a highly practical walk-in utility cupboard providing dedicated laundry storage. Residents also benefit from secure underground parking with an allocated space, a dedicated on-site bicycle storage shed, a long lease, and beautifully landscaped communal gardens. Knollys Road is a sought-after residential street perfectly positioned between the vibrant neighbourhoods and transport hubs of Streatham Hill, Tulse Hill, and West Norwood. Residents are spoiled for choice with an array of local amenities, including the popular Picturehouse Cinema on Norwood Road, boutique shops, independent cafés, and the extensive Streatham Hub leisure development with its renovated ice rink. The green open spaces of Streatham Common, the Rookery Gardens, and the historic picture gallery and parklands of Dulwich are all within easy reach. For the commuter, transport links are outstanding, with Streatham Hill, West Norwood, and Tulse Hill stations all nearby providing rapid and direct rail connections into London Victoria and London Bridge.

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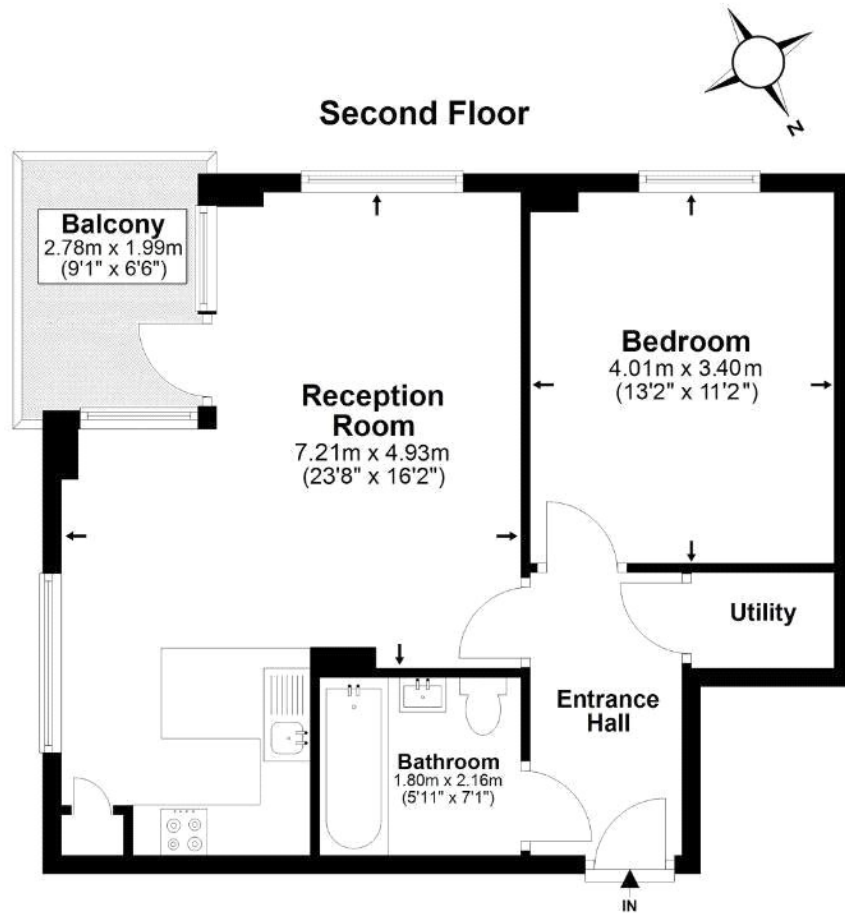


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Total* = 51.9 sq. m / 559.0 sq. ft

Second Floor = 51.9 sq. m / 559.0 sq. ft

□ = Reduced head room below 1.5m



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 143 year and 6 months

Service Charge: £2288 per annum

Ground Rent: £400 Annually

Council Tax Band: D

EPC rating: B

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