



Broadlands Avenue, SW16 OIEO £450,000

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Share of Freehold

KEY FEATURES

- Split-level top floor flat
- Spacious principal bedroom with Velux windows
- Separate home office/guest room/ second bedroom
- Bright reception with fitted shelving
- Modern kitchen with breakfast bar
- Contemporary shower room
- Excellent storage throughout

Situated in the heart of Streatham Hill, this beautifully presented split-level flat offers a wonderful blend of contemporary comfort and characterful charm. Set over two floors, the property opens to a welcoming hallway that leads into a bright and airy reception room with bespoke fitted shelving and a peaceful leafy outlook — perfect for relaxing or entertaining.

The separate dining nook adds an intimate space for meals and gatherings, while the sleek, modern kitchen features soft blue cabinetry, integrated appliances, and a cleverly designed breakfast bar area, all flooded with natural light from large windows.

Upstairs, the spacious loft-style bedroom is a true sanctuary, complete with generous built-in storage, a warm feature wall, and Velux windows framing treetop views. A cosy reading corner adds to the sense of retreat. The additional room downstairs currently serves as a stylish home office but could easily be reimagined as a guest room or nursery. A modern, tastefully tiled shower room completes the accommodation, offering a spa-like feel.

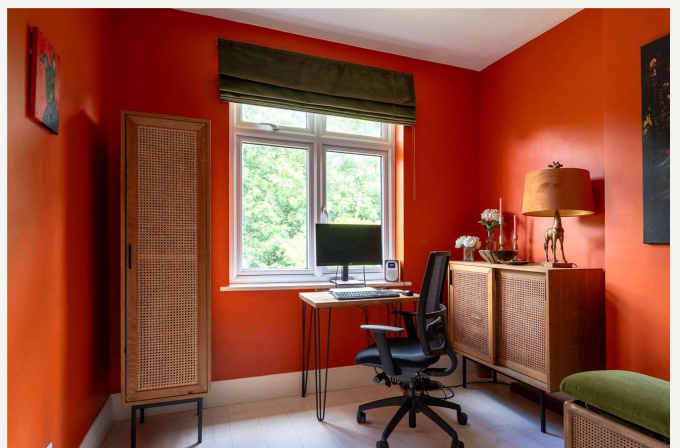
Conveniently located close to all the vibrant shops, independent cafés, gyms, library, and cinema of Streatham Hill — with Tooting Bec Common and Streatham Common nearby. Streatham Hill station is just a 4-minute walk, and Brixton tube can be reached with a short bus ride.

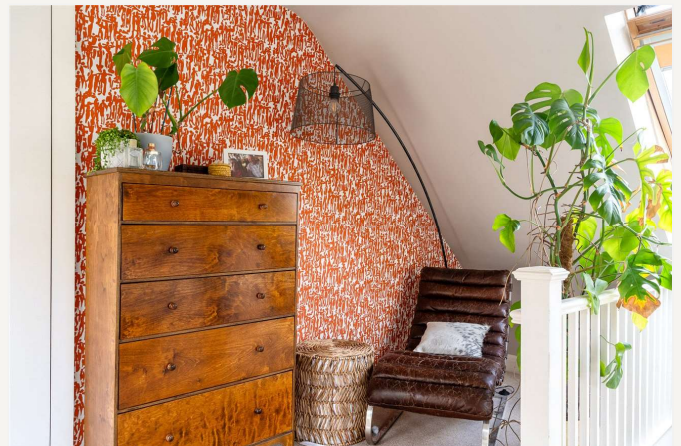
Streatham

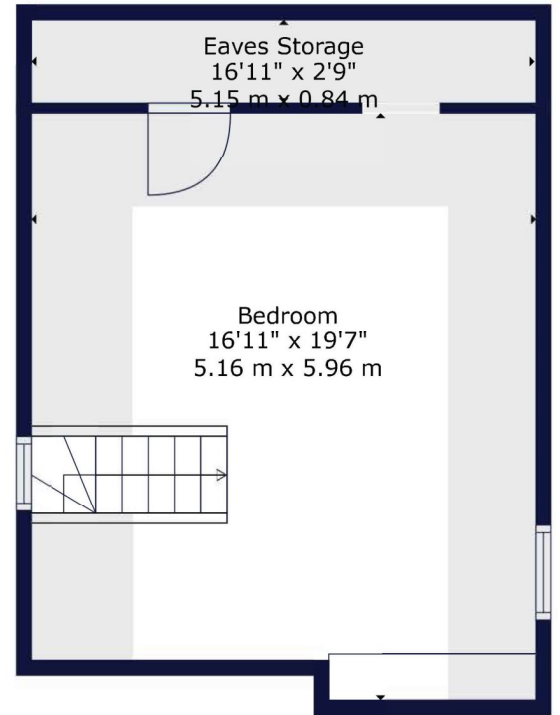
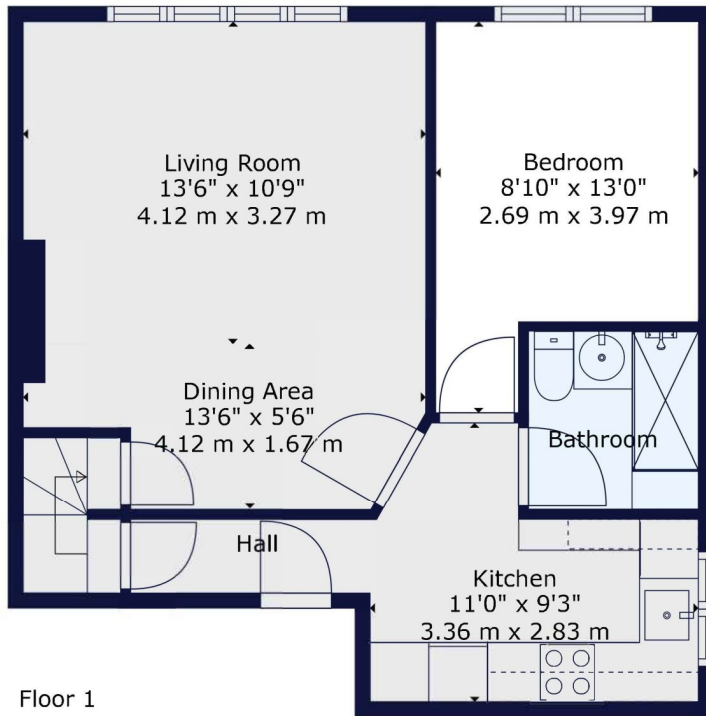
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TOTAL: 842 sq. ft, 78.2 m²
 FLOOR 1: 471 sq. ft, 44 m², FLOOR 2: 175 sq. ft, 16 m²
 EAVES STORAGE: 52 sq. ft, 5 m², LOW CEILING: 144 sq. ft, 14 m²

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



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

MATERIAL INFO

Tenure: Share of Freehold

Term: 0 year and 0 months

Service Charge: £200 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

EPC rating: C

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