



Mount Nod Road, SW16

£625,000 *Share of Freehold*



KEY FEATURES

- Split-level garden flat
- Two double bedrooms
- Open-plan living space
- Private well-kept garden
- Utility room storage
- Wooden flooring throughout
- Brand new boiler
- Share of freehold (new 999 year lease extension)
- Chain Free

This beautifully presented split-level garden flat offers a fantastic sense of space and flow, creating a genuine “mini-house” feel within a handsome period building close to Streatham Hill. The property is entered on the upper ground floor, where a welcoming hallway leads through to a spacious open-plan living area below. Flooded with natural light and finished with wooden flooring throughout, this generous space is ideal for both everyday living and entertaining, with ample room for clearly defined seating and dining areas. The adjoining kitchen is well laid out and practical, complemented by a separate utility room providing excellent additional storage and laundry space – a rare and valuable feature for a property of this type. Double doors from the living area open directly onto a large, well-kept private garden, offering a peaceful outdoor retreat with plenty of space for outdoor dining, relaxing, and gardening. The garden will particularly appeal to those seeking low-maintenance yet genuinely usable outside space. The split-level layout continues upstairs, where there are two well-proportioned double bedrooms, both offering comfortable accommodation and flexibility for home working or guest use. A modern family bathroom serves this level, finished in a clean, contemporary style. Additional benefits include a brand-new boiler, share of freehold, and thoughtful storage throughout. The property is being sold chain-free and will benefit from a brand new 999-year underlease upon completion, providing long-term security and peace of mind for the incoming purchaser. Mount Nod Road is ideally positioned close to the sought-after Leigham Hall Conservation Area, locally known as the ABC Roads. Streatham Hill station is within walking distance, providing direct services to London Victoria in approximately 17 minutes, while Brixton Underground station is easily reached via a short bus journey, offering access to the Victoria Line. The area is well served by a wide range of independent cafés, shops, and restaurants along Streatham Hill, with Hillside Gardens Park just moments away and both Streatham and Tooting Bec Commons within easy reach. This location combines excellent transport connectivity with green open spaces and a strong neighbourhood feel.

Streatham

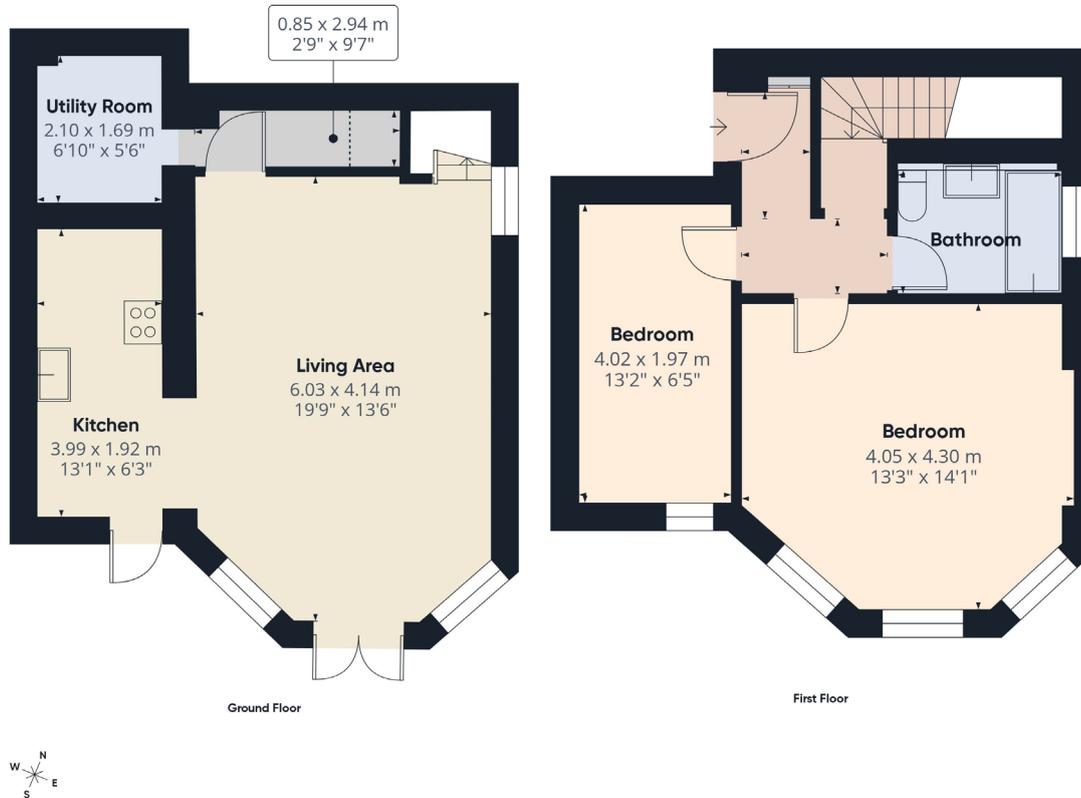
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Approximate total area⁽¹⁾
77.7 m²
836 ft²

Reduced headroom
0.6 m²
7 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		
55-68	D	70 C	78 C
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Share of Freehold
Service Charge: £1800 per annum
Council Tax Band: D
EPC rating: To be confirmed

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