



Angles Road, SW16

OIEO £500,000 *Share of Freehold*

2  1  1 

KEY FEATURES

- Two bedrooms arranged over first and top floors
- Bright reception with space to dine
- Separate kitchen with breakfast bar and timber worktops
- Generous loft principal bedroom with scope for bespoke storage
- Contemporary shower room with metro tiles and brass fittings
- Sash windows and wood floors to principal rooms
- Quiet residential street just off Streatham High Road
- Close to Streatham and Streatham Common stations and local green spaces

A bright and characterful two-bedroom split-level conversion set across the first and top floors of a handsome Victorian building. The home has been re-plastered and redecorated throughout, with new carpets and a recently updated bathroom, creating a fresh and move-in ready feel.

A living and dining room makes a welcoming centre to the home, while the separate kitchen has timber worktops, good storage, and a handy breakfast bar. Upstairs, a principal bedroom sits beneath the eaves with wooden floorboards and plenty of space to zone for work or dressing. The first floor hosts a peaceful second double bedroom and a smart contemporary shower room, refurbished around two years ago with metro tiling and brassware.

There is also scope to extend onto the roof (subject to the necessary consents), offering exciting potential for the future.

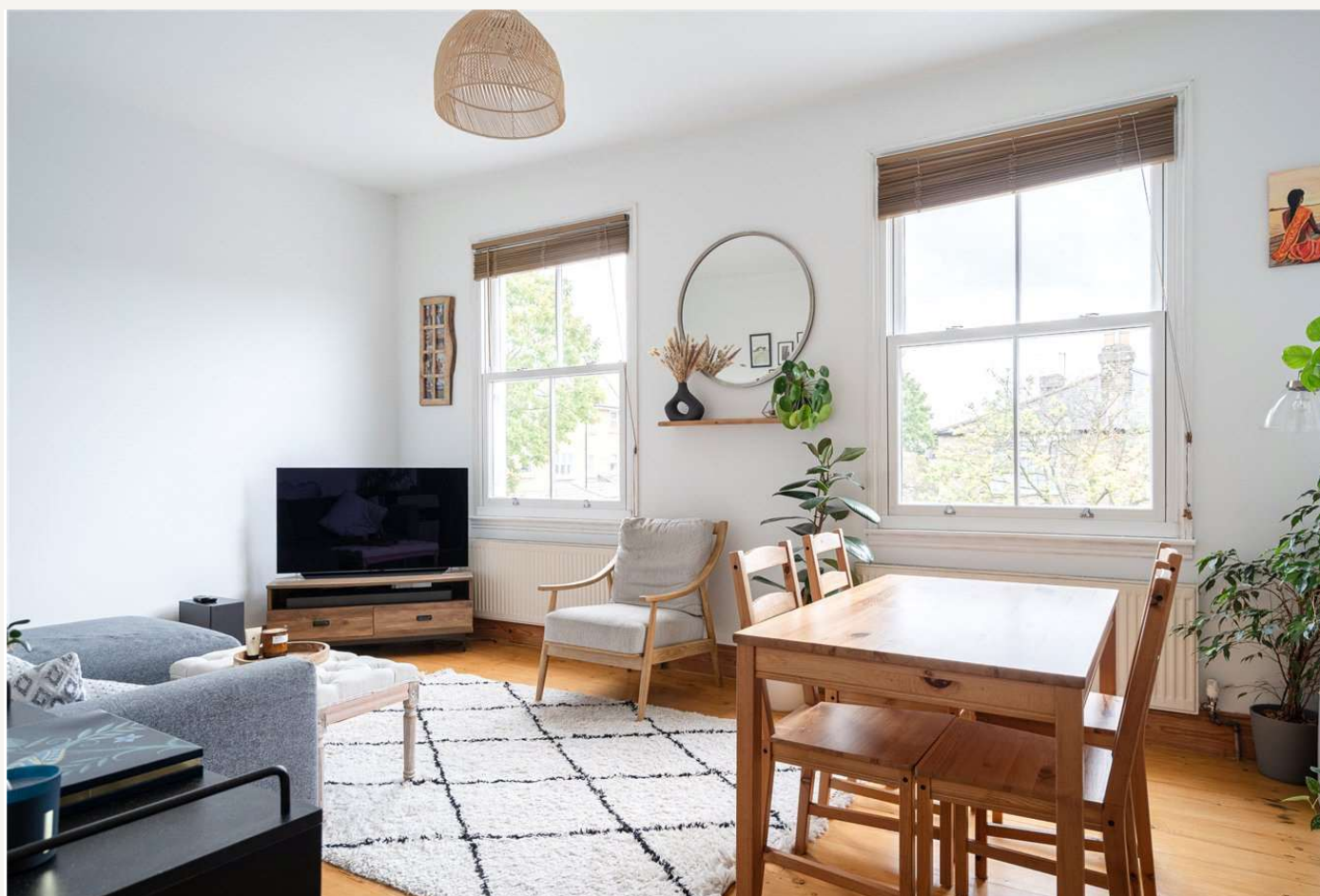
Angles Road is a quiet residential turning just off Streatham High Road, so you are moments from everyday amenities and independent cafés, restaurants, and shops. Green space is close at hand with both Streatham Common and Tooting Bec Common within easy reach. Transport is excellent, with Streatham and Streatham Hill stations both around a 15-minute walk away, providing Thameslink and Southern services to London Bridge, Blackfriars, and Victoria, plus frequent buses along the High Road.

Streatham

020 8769 6699 | streatham@winkworth.co.uk

Winkworth

for every step...







Winkworth

TOTAL: 1068 sq. ft, 100 m²
 GROUND FLOOR: 34 sq. ft, 3 m², FIRST FLOOR: 661 sq. ft, 62 m², SECOND FLOOR: 253 sq. ft, 24 m² LOW CEILING: 120 sq. ft, 11 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.



MATERIAL INFO

Tenure: Share of Freehold

Term: 93 year and 3 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

EPC rating: To be confirmed

Streatham

020 8769 6699 | streatham@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.