



Lewin Road, SW16

£650,000 *Share of Freehold*

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KEY FEATURES

- Two double bedrooms, two bathrooms
- Private garden
- Versatile electric-powered summer house
- Modern kitchen with filtered tap
- Smart-controlled central heating system
- Underfloor heating in both bathrooms
- Near two expansive green commons
- Excellent Thameslink and Victoria links

Set within an imposing Victorian conversion on a quiet residential street, this two-bedroom, two-bathroom apartment offers a superb blend of period scale and high-specification modern living. Benefitting from its own private entrance and a secluded front courtyard, the property has been meticulously updated to include thoughtful modern conveniences such as a smart-controlled central heating system and underfloor heating in both bathrooms.

The accommodation begins with an expansive principal bedroom featuring a deep bay window fitted with plantation shutters, bespoke storage, and a sleek en-suite shower room. Following the hallway past the modern family bathroom and a versatile second bedroom, the heart of the home is a contemporary kitchen and dining space. The modern fully fitted kitchen is equipped with a filtered water tap, integrated waste disposal, and ample cabinetry. This flows seamlessly into a bright

reception room where large doors open directly onto a private garden. This sun-drenched outdoor sanctuary features two storage sheds and a substantial summer house with full electrics, currently utilised as a professional-standard home gym and would make the perfect home office.

Lewin Road is a peaceful, sought-after address perfectly positioned between the expansive green spaces of Streatham Common and Tooting Common. The location is exceptionally well-connected; both Streatham Common and Streatham rail stations are less than a ten-minute walk away, providing rapid Thameslink and Southern Rail services into London Victoria, London Bridge, and the City. Daily amenities are on the doorstep, with M&S Foodhall, Aldi, and the Streatham Leisure Centre all within a five-minute stroll. The street itself is renowned for its quiet atmosphere, unrestricted parking, and highly regarded local nurseries, making it an ideal base for professionals and young families alike.

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Approximate total area⁽¹⁾
88.3 m²
950 ft²

(1) Excluding balconies and terraces

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	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Share of Freehold

Council Tax Band: C

EPC rating: C

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