



ASHLAKE ROAD, SW16
£450,000 LEASEHOLD

**LIGHT-FILLED FIRST FLOOR FLAT WITH
 CHARACTER, STYLE AND EXCLUSIVE GARDEN
 USE ON A DESIRABLE STREATHAM STREET**

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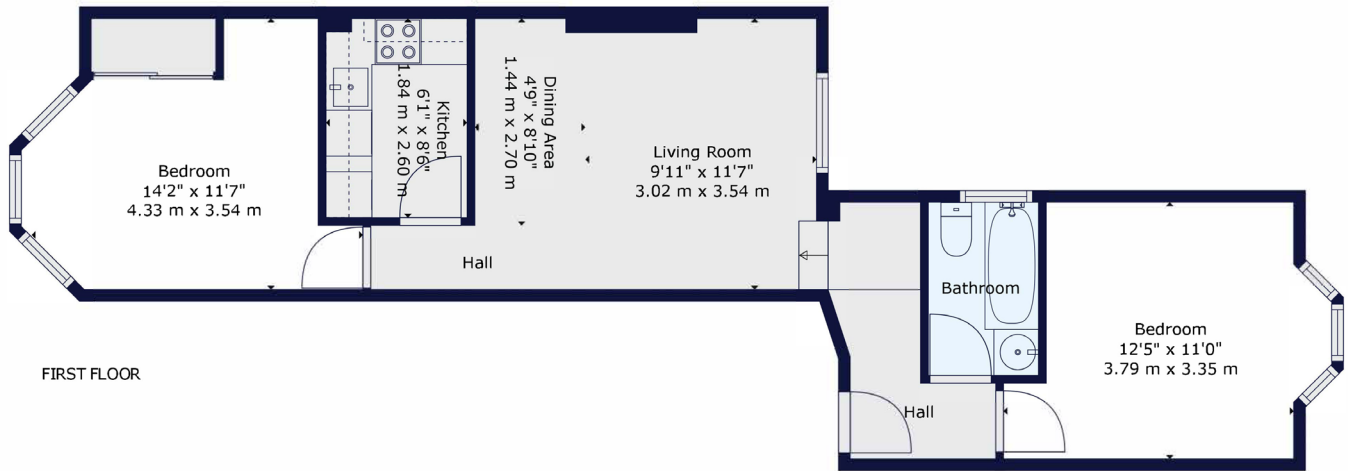


DESCRIPTION:

Occupying the upper level of a handsome Victorian conversion, the property enjoys a thoughtful layout, light-filled interiors, and a rare outdoor bonus. Set behind a smart red-brick façade, the flat opens into a bright hallway with soft tones and a warm, homely feel. The reception room sits quietly to the rear—generous in size and dressed in neutral décor, it’s a calm and inviting space for everyday living or entertaining guests. A large window frames views of mature trees, bringing a touch of nature indoors. The separate kitchen is both stylish and functional, finished with shaker-style cabinetry, metro-tiled splashbacks, wooden worktops, and open shelving. It’s a compact yet highly efficient space with a classic feel. At the front of the property, the principal bedroom impresses with its striking bay window, allowing in an abundance of natural light while offering a tranquil outlook across the neighbouring Victorian streetscape. The second bedroom is also a well-sized double, perfect for guests, a housemate, or a dedicated home office. A clean, contemporary bathroom fitted with overhead shower and bath completes the internal space. What truly sets this flat apart is the private garden to the rear. Framed with mature planting and complete with a separate garden room, this secluded spot is ideal for summer gatherings, remote working, or quiet moments outdoors. Ashlake Road is a sought-after street made up mostly of Victorian homes and sits within easy reach of Streatham Station and the buzz of the High Road. Excellent local amenities, green spaces, and swift transport links into Central London make this a fantastic lifestyle location.







FIRST FLOOR

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TOTAL: 602 sq. ft, 56 m²
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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.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 166 year and 8 months

Ground Rent: £ 400 Annually (subject to increase)

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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