



EDGINGTON ROAD, SW16
OIEO £425,000 SHARE OF FREEHOLD

CHARMING GARDEN FLAT WITH LOFT POTENTIAL MOMENTS FROM STREATHAM COMMON STATION

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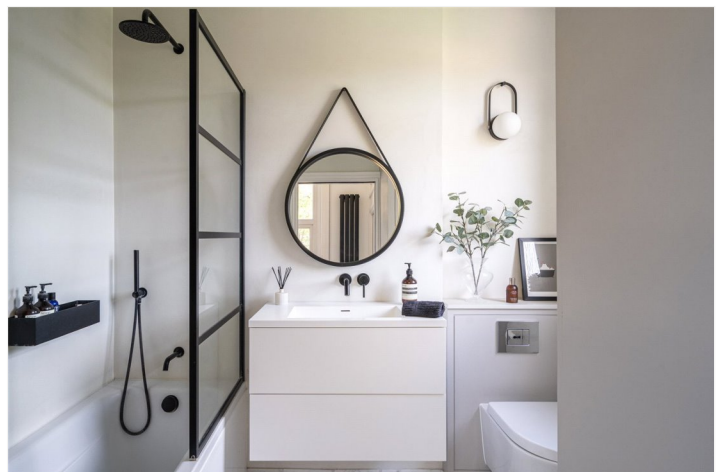
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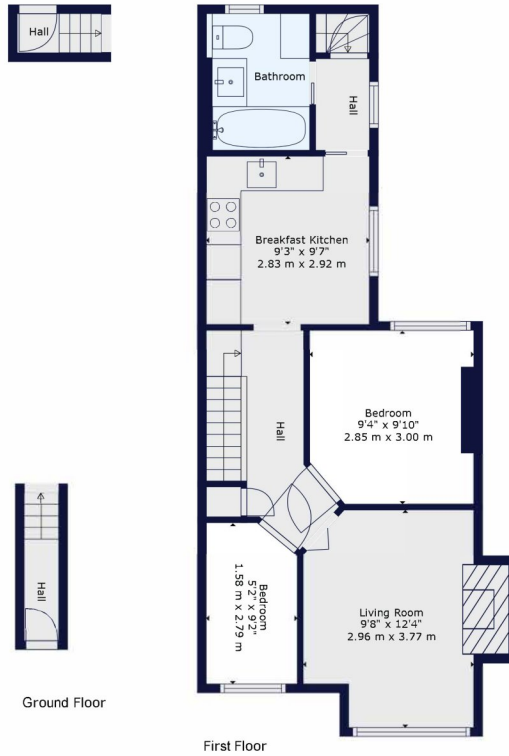
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Set within a handsome period terrace just moments from Streatham Common Station, this beautifully presented two-bedroom garden flat combines generous proportions with high-spec finishes and excellent potential for future expansion. The home opens into a welcoming hallway with a bespoke, hand-built cupboard that adds both character and practical storage. To the front, the reception room is flooded with natural light through a large bay window and flows seamlessly into a sleek, contemporary kitchen, renovated to a high standard in 2019. The kitchen leads directly to a private south-west facing garden — a peaceful retreat with sole use, perfect for entertaining or enjoying long summer evenings. There are two bedrooms, including a generous principal room and a second that's currently set up as a study. A stylish modern bathroom with clean finishes completes the layout. The flat also benefits from access to loft space with potential to extend (STPP), allowing scope to add another bedroom and bathroom if desired. Perfectly located just moment from Streatham Common Station, the flat offers quick access to Balham, Clapham Junction, London Victoria, and London Bridge. The popular village-like hub of Streatham Common is a short stroll away, with local favourites including The Railway pub, David's Deli, Estate Office Coffee, and Cut the Mustard all close at hand. For fitness lovers, Element Fitness gym is nearby, and the area is served by several outstanding schools including Granton Primary, St Andrews Catholic, and Graveney.







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TOTAL: 521 sq. ft, 49 m²
GROUND FLOOR: 27 sq. ft, 3 m², FIRST FLOOR: 494 sq. ft, 46 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.



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

Tenure: Share of Freehold

Term: 956 year and 9 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

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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