



STREATHAM HIGH ROAD, SW16
OIEO £425,000 LEASEHOLD

CHARACTERFUL TWO-BEDROOM FLAT WITH SOUTH-FACING BALCONY IN THE HEART OF STREATHAM

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DESCRIPTION:

A stylishly refurbished two-bedroom flat located in a prime Streatham position, just moments from Streatham Hill Station.

Tucked slightly back from the High Road, this beautifully presented home enjoys reduced noise exposure while being surrounded by a wealth of local amenities—gyms, supermarkets, restaurants, and boutique shops are all on your doorstep.

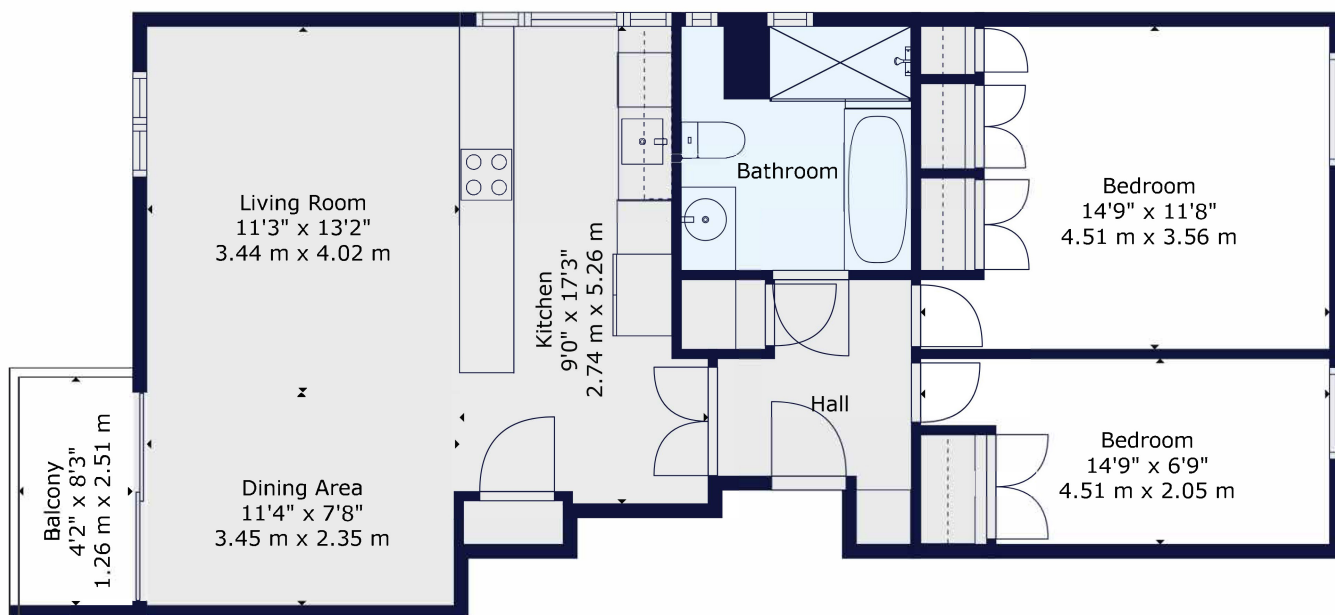
Inside, the flat features its original solid wood parquet flooring, lending warmth and character throughout. The open-plan living space is bright and spacious, enhanced by good ceiling height and dual-aspect glazing. A south-facing balcony offers a charming spot to enjoy morning light or evening air.

The modern kitchen is well-appointed with contemporary appliances, a stylish marble-effect peninsula, and a sociable breakfast bar—perfect for casual meals or entertaining guests. A newly renovated family bathroom provides a sleek sanctuary with a generous walk-in shower, separate full-size bathtub, a feature vanity unit, and on-trend patterned floor tiles paired with elegant herringbone wall tiling.

Both bedrooms include built-in storage, with the principal bedroom being especially large and benefitting from a bespoke wall-mounted headboard. Throughout the flat, storage is plentiful, making it as practical as it is stylish.

Situated on Streatham High Road, the flat enjoys an unbeatable location with Streatham Hill Station just a short stroll away—providing swift links to Clapham Junction and Victoria. The area is well-connected by numerous bus routes and is known for its vibrant high street atmosphere, with independent cafés, gyms, and





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TOTAL: 805 sq. ft, 75 m²
EXCLUDED AREAS: BALCONY: 34 sq. ft, 3 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		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 85 year and 7 months

Service Charge: £2588.6 per annum

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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