

SHRUBBERY ROAD, SW16  
£395,000 LEASEHOLD

**A LARGE, SPLIT-LEVEL FIRST FLOOR VICTORIAN CONVERSION  
APARTMENT CLOSE TO STREATHAM HIGH ROAD**

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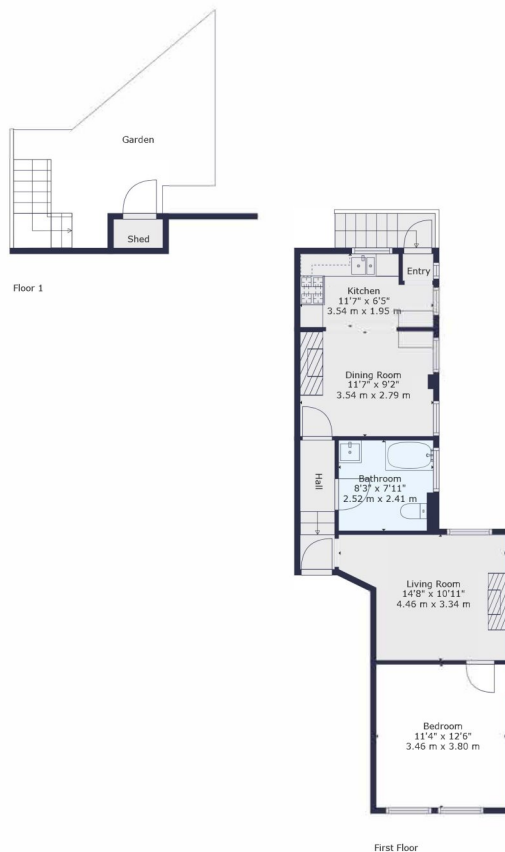
## DESCRIPTION:

This Victorian conversion apartment offers good space internally (593 sq. Ft.) and also benefits from a private garden to the rear as well as a long lease. The street entrance leads to the communal hallway and stairs which in turn leads to the property entrance on the first floor. Internally the property is bright throughout with excellent natural light coming in through the many sash windows. On the entry (first) floor there is a fitted eat-in kitchen to the rear that opens out to the stairs that lead you down to a private garden, perfect for summer entertaining. There is a stylishly presented bathroom, a double bedroom located to the front overlooking the street and a good size living room too. Streatham Ice Rink & Leisure centre, the Library and Cinema are close by and the property is near many large supermarkets including the new Aldi, Marks & Spencer Food Hall and the 24 hour Tesco superstore. Shrubbery Road is located off Streatham High Road (A23 London to Brighton) and as such it is within easy reach of the City and West End via Streatham/Streatham Hill stations. The Rookery Gardens and cafe/microbrewery (protected by English Heritage) are a short walk away across the beautiful common.









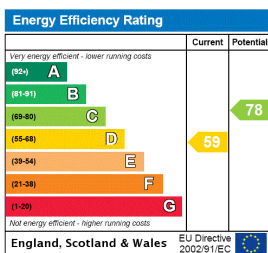
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**TOTAL: 604 sq. ft, 56 m<sup>2</sup>**  
**FIRST FLOOR: 604 sq. ft, 56 m<sup>2</sup>**  
**EXCLUDED AREAS: SHED: 11 sq. ft, 1 m<sup>2</sup>, GARDEN : 207 sq. ft, 19 m<sup>2</sup>**

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.



**Tenure:** Leasehold

**Term:** 167 year and 10 months

**Service Charge:** £1239 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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