



## Babington Road, SW16

£450,000 *Leasehold*



### KEY FEATURES

- Second floor period flat
- Spacious open plan living
- Two double bedrooms
- Exposed brick character
- Bathroom off hallway
- Bright and airy throughout
- Convenient Streatham location

Positioned on the top floor of a period building on Babington Road, this bright and well proportioned flat offers generous room sizes, a sociable open plan kitchen and living space, and characterful exposed brick that adds warmth and texture throughout.

The flat is entered into a central hallway, with the layout flowing naturally from front to back. To one side sits the open plan kitchen and living area, a superb everyday space with plenty of room for dining and relaxing. The kitchen is neatly arranged with good storage and worktop space, while the proportions allow the room to feel both comfortable and practical.

The accommodation is completed by two well sized double bedrooms, each offering excellent flexibility for guest use, working from home, or sharers. The bathroom sits off the hallway, making the layout feel straightforward and easy to live with.

Overall, it is a bright and characterful home with strong room sizes, good flow and a great Streatham location.

Babington Road sits in a well connected part of Streatham, close to a wide selection of cafés, restaurants, gyms and everyday shops along Streatham High Road. Transport links are excellent, with stations nearby providing direct routes into central London. Streatham Common and The Rookery are also within easy reach, offering a welcome stretch of green space for weekend walks and outdoor time.

### Streatham

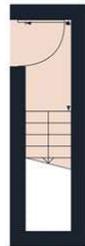
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First Floor



Second Floor



**Approximate total area<sup>m</sup>**

69.1 m<sup>2</sup>  
744 ft<sup>2</sup>

**Reduced headroom**

4.5 m<sup>2</sup>  
49 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 1.5 m/5 ft.

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		80 C
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

**MATERIAL INFO**

**Tenure:** Leasehold

**Term:** 105 year and 4 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 400 Annually (subject to increase)

**Council Tax Band:**

**EPC rating:** C

**Streatham**

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