



Credenhill Street, SW16

£585,000 *Leasehold*



Arranged over 1,032 sqft, this exceptional three double bedroom split level flat has been renovated to the highest standard by the current owners.

#### KEY FEATURES

- Leasehold
- Period Conversion
- First-Floor Split-Level Maisonette
- Three Large Bedrooms
- Two Family Bathrooms
- Private Garden



**Tooting**

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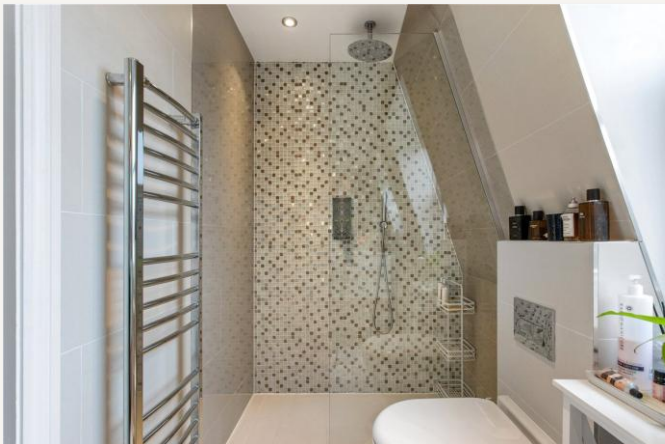


A communal entrance on the ground floor leads to the first floor and comprises, a large double aspect living room with feature fireplace, double bedrooms, a large family bathroom and a stunning kitchen to the rear. Stairs leading from the landing area take you to a further double and stunning master bedroom with en-suite shower room. Outside, there is a generous garden that has been beautifully maintained.

Credenhill Street is one of the area's most desirable roads and is ideally situated for commuters due to its close proximity to Streatham Common station which provides links to London Victoria, London Bridge and Clapham Junction. The property is walking distance to Penwortham Primary School and the outstanding Graveney School.







## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 146 year and 8 months

**Council Tax Band:** D

**EPC rating:** D

## CREDENHILL STREET, SW16

Approx. Gross Internal Floor Area  
1032 Sq. ft/95.91 Sq. m (Incl. Eaves)



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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