



Gleneagle Road, SW16

£450,000 *Share of Freehold*



KEY FEATURES

- Two double bedrooms
- Victorian conversion flat
- Period features throughout
- Recently renovated bathroom
- Fitted wardrobes principal bedroom
- Separate kitchen
- Owner occupied building
- Excellent transport links
- Off-street parking

Set within an attractive Victorian conversion on a quiet, residential road, this beautifully presented two-bedroom flat combines period charm with thoughtful modern upgrades. The accommodation begins with a welcoming communal hallway, which was recently redecorated, tiled and carpeted. Inside the flat, a central hallway connects all rooms and offers a practical sense of flow. The reception room is generously proportioned and features elegant cornicing, a period fireplace, and sash windows that draw in excellent natural light. The room was replastered during refurbishment and provides ample space for both living and dining. The separate kitchen is well laid out with fitted cabinetry, timber worktops, and space for appliances, offering a functional and characterful workspace that remains distinct from the living area. There are two genuine double bedrooms, both recently redecorated and well sized. The principal bedroom benefits from bespoke fitted wardrobes installed in 2023 and still under warranty, while the second bedroom works equally well as a guest room, home office, or additional bedroom. The bathroom was fully renovated in 2023 and is finished to a high standard, with contemporary fittings that sit comfortably alongside the home's period detailing. Additional benefits include original features throughout such as sash windows, a friendly owner-occupied building with only two other flats, and two off-street parking spaces. Streatham and Streatham Common stations are both within easy walking distance, providing fast and frequent services to the City and West End. The area is well served by a wide selection of independent cafés, popular pubs, restaurants, and everyday amenities, including a 24-hour Tesco Extra, Aldi, and an M&S Foodhall. The Streatham Ice Rink, Leisure Centre, and a 24-hour gym are also close by.

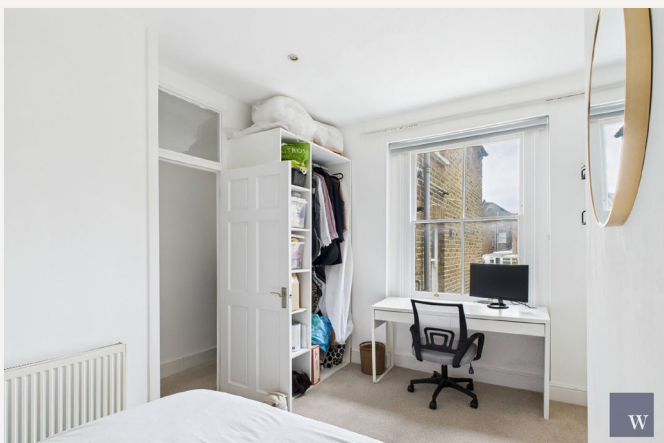
Streatham

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	57 D
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Share of Freehold
 Service Charge: £900 per annum
 Council Tax Band: C
 EPC rating: D

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