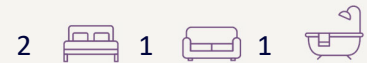




Polworth Road, SW16

£350,000 *Leasehold*



KEY FEATURES

- Bright reception room
- Two well-proportioned bedrooms
- Separate kitchen
- Modern bathroom
- Communal garden access
- Quiet residential street
- Close to transport and amenities

NO ONWARD CHAIN. Nestled within a handsome detached period property, this charming two-bedroom top-floor flat offers a peaceful retreat in a sought-after residential enclave. Positioned on a quiet tree-lined street, the home enjoys a bright and airy feel, with well-proportioned rooms and an inviting atmosphere.

The layout comprises a spacious living room, a well-equipped kitchen, two comfortable bedrooms, and a modern bathroom. The communal garden, accessible via the side of the building, provides a tranquil outdoor space to unwind.

Ideally located near Streatham and Streatham Common stations, the property offers excellent transport links to Central London, while the green open spaces of Streatham Common are just a short stroll away. A variety of local amenities, including independent cafés, shops, and restaurants, add to the appeal of this well-positioned home.

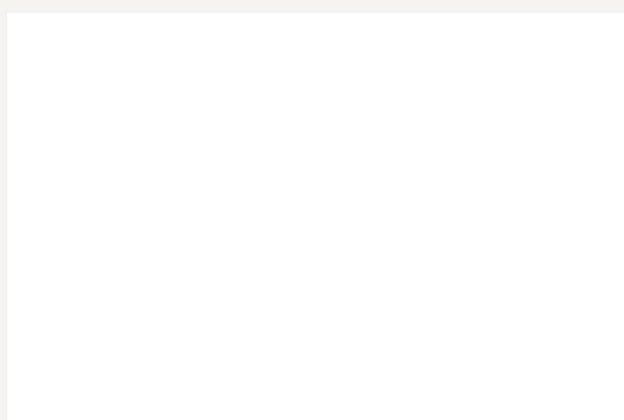
Streatham

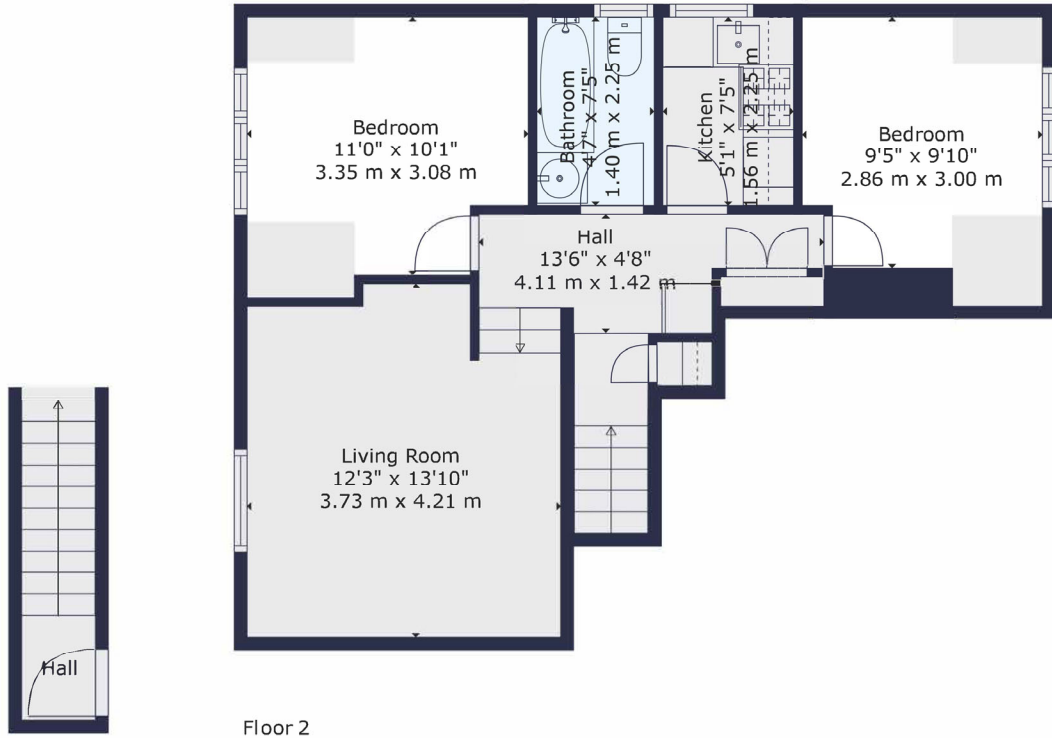
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TOTAL: 583 sq. ft, 54.2 m²
INCLUDED AREAS: LOW CEILING: 50 sq. ft, 5 m²

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MATERIAL INFO

Tenure: Leasehold

Term: 153 year and 2 months

Service Charge: £2417.38 per annum

Ground Rent: £ 150 Annually (subject to increase)

Council Tax Band: D

EPC rating: D

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