



Knollys Road, SW16

£350,000 *Leasehold*



KEY FEATURES

- One-bedroom upper floor flat
- Private, secluded roof terrace
- High ceilings and elegant proportions
- Separate kitchen and reception room
- Built-in wardrobes
- Smart modern bathroom
- Free on-street parking
- Excellent transport links & local schools nearby

Tucked away on the upper floor of a handsome double-fronted building on Knollys Road, this beautifully presented one-bedroom flat offers a perfect balance of space, light, and sanctuary. With high ceilings, built-in storage, and a separate kitchen and reception, it feels both elegant and practical — but it's the secluded roof terrace that truly elevates this home.

The reception room is wonderfully proportioned, with tall sash-style windows, clean lines and a calm, neutral palette. Across the hallway, the kitchen is smart and well-finished, with tiled splashbacks, plenty of cabinetry, and leafy outlooks. The double bedroom is a peaceful retreat, with built-in wardrobes and direct access to a private roof terrace — a rare and special outdoor space that feels worlds away from the bustle below.

Additional features include a modern bathroom with shower over bath and free on-street parking on Knollys Road. You're also within easy reach of Streatham Hill, West Norwood and Tulse Hill, with excellent access to Thameslink, Southern rail and several sought-after schools.

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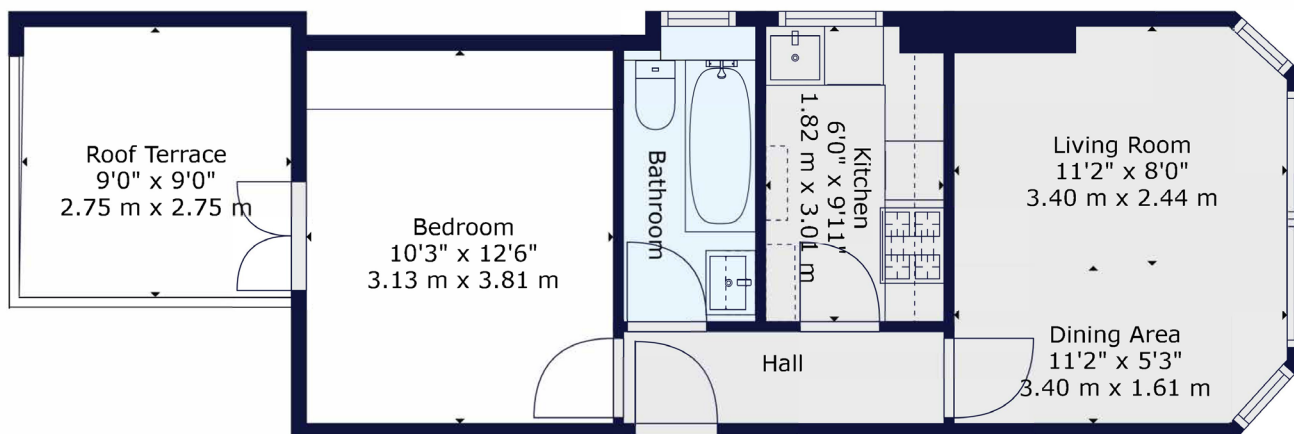
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TOTAL: 423 sq. ft, 39 m²
EXCLUDED AREAS: ROOF TERRACE: 82 sq. ft, 8 m²

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MATERIAL INFO

Tenure: Leasehold
Term: 151 year and 11 months
Service Charge: £554 per annum
Council Tax Band: C
EPC rating: To be confirmed

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