



## Kempshott Road, SW16

£330,000 *Share of Freehold*

2  1  1 

A versatile top floor flat situated close to Streatham Common presented in great condition throughout. Currently laid out as three bedrooms, there are two double bedrooms and small single room which could double up as a study. Open plan kitchen/ reception room and bathroom.

Kempshott Road is well-placed for the amenities of Streatham Common, local shopping and good pubs. It is also close to the Streatham Ice Rink & Leisure centre and just minutes away from Streatham Common train station (19 minutes to Victoria station) Streatham (Thameslink - 30 mins to King's Cross, London Bridge and

St. Pancras) station and the beautiful open spaces of Streatham Common and the Rookery Gardens.

Share of freehold.

Council tax band C

Service charge £1200 per annum

### Streatham

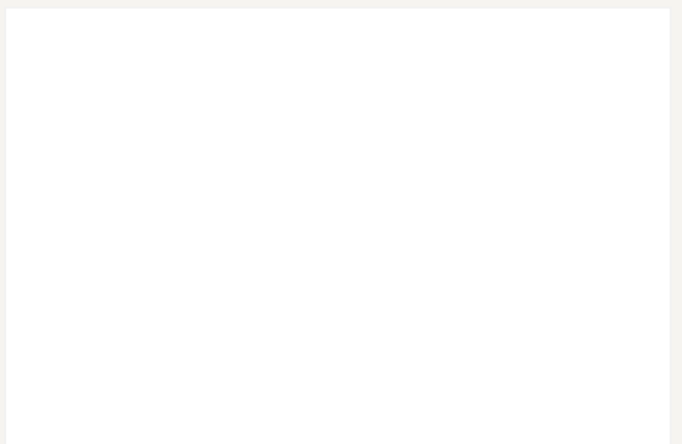
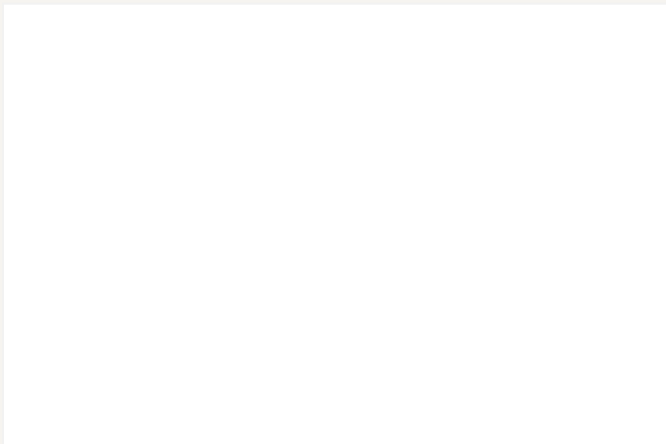
020 8769 6699 | [streatham@winkworth.co.uk](mailto:streatham@winkworth.co.uk)

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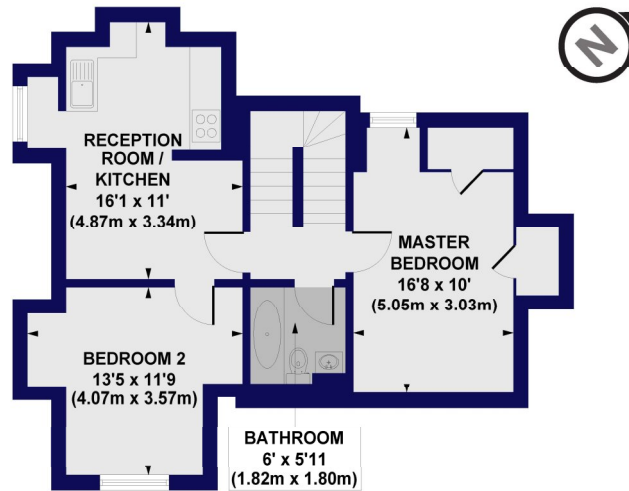
for every step...



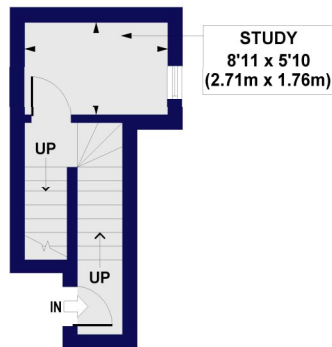




**Kempshott Road, SW16**  
**Approx. Gross Internal Floor Area 715 sq. ft / 66.42 sq. m**



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 596 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 119 SQ FT

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 CP Creative. 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.

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 65                      | 68        |
| (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:** Share of Freehold

**Term:** 0 year and 0 months

**Service Charge:** £1200 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:**

**EPC rating:** D

**Streatham**

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**Winkworth**

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