



WAVERTREE ROAD, SW2
OFFERS IN EXCESS OF: £300,000 LEASEHOLD

A BRIGHT AND SPACIOUS ONE DOUBLE BEDROOM VICTORIAN CONVERSION FLAT LOCATED ON STREATHAM HILL

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

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DESCRIPTION:

Available exclusively through Winkworth we're delighted to present this bright top-floor conversion flat within a charming semi-detached Victorian house. The spacious 27ft. open-plan living area, adorned with Velux windows, floods the space with natural light. The front-facing reception room seamlessly blends with the fitted kitchen at the rear, featuring a breakfast bar and standard appliances. The well-proportioned double bedroom boasts fitted wardrobes, while the modern bathroom offers all contemporary fittings including a rain shower. This well-maintained property showcases wood flooring throughout, provides ample storage in the eaves and has recently been fitted with a new boiler. Tastefully decorated by the current owner, it is an ideal choice for first-time buyers. Wavertree Road is a quiet and pretty, tree-lined, sought-after residential street just off Streatham Hill with a local park, Hillside Gardens at the top end. The property is handy for transport at Streatham Hill station (Victoria in 17 mins), Brixton tube and Tulse Hill station, and close to various green spaces with Tooting Common a mere 10-minute walk away. There is plentiful shopping and many diverse and lively local restaurants, coffee shops and bars near-by.

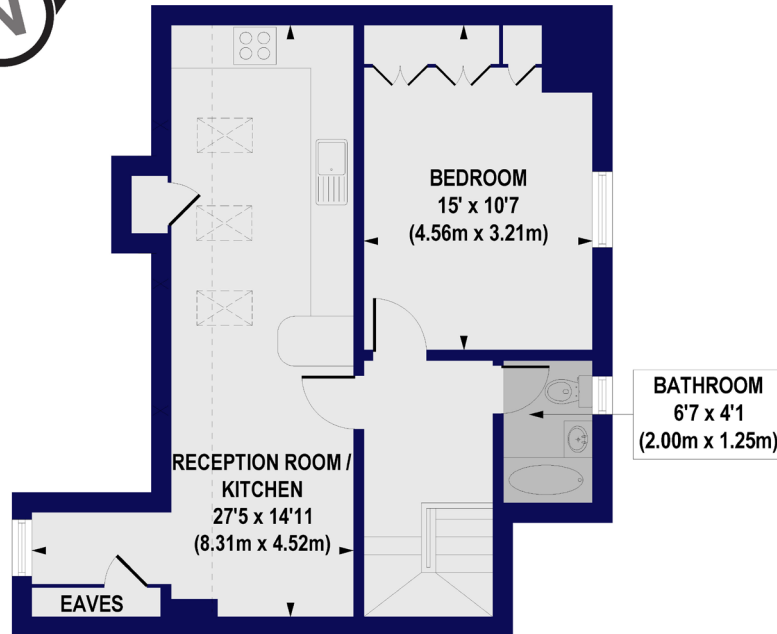
AT A GLANCE

- Bright top-floor conversion flat
- Spacious 27ft. open-plan living area
- Fitted kitchen with breakfast bar
- Well-proportioned double bedroom
- Modern bathroom with bathtub and shower
- Ideal for first-time buyers or investors
- Located on Wavertree Road near Streatham Hill

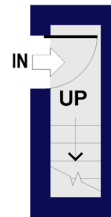




Wavertree Road, SW2
Approx. Gross Internal Floor Area 560 sq. ft / 52.01 sq. m
(Including Restricted Height & Eaves)



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 541 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 19 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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-53)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold (108 years approx. remaining)
Term: Expires - 31/01/2132
Service Charge: £559.19 per annum
Ground Rent: £300 Annually (subject to increase)
Council Tax Band: C

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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