



ELLISON ROAD, SW16  
OFFERS IN EXCESS OF £475,000 SHARE OF FREEHOLD

## STYLISH FIRST FLOOR PERIOD FLAT WITH LOFT STORAGE AND COMMUNAL GARDEN MOMENTS FROM STREATHAM COMMON STATION

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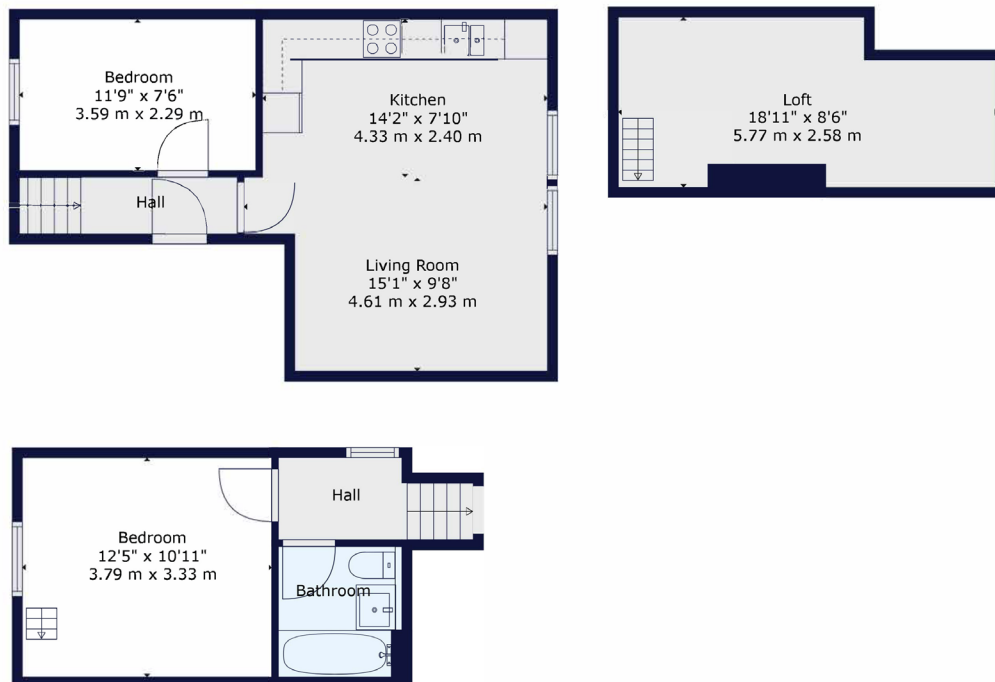
## DESCRIPTION:

Set on the first floor of a handsome period conversion, this beautifully presented two-bedroom flat enjoys a peaceful position on the desirable Ellison Road, just moments from Streatham Common station. Flooded with natural light and thoughtfully styled throughout, the home blends period charm with contemporary finishes. The heart of the home is an inviting open-plan kitchen and reception room, featuring sleek white cabinetry and integrated appliances. This spacious layout is perfect for both everyday living and entertaining, with warm wood floors and soft neutral tones adding to the calm, cohesive feel. To the rear, the principal bedroom offers a restful outlook and generous proportions, with room for a king-sized bed and ample storage. A second double bedroom sits to the front, ideal for guests, working from home, or creative use. The bathroom is smartly designed with metro-tiled walls, a wood-effect vanity, and a full-sized bath with overhead rainfall shower. Additional highlights include access to a shared communal garden and a large, boarded loft providing exceptional storage space. Ellison Road is a quiet residential street within easy reach of Streatham Common and a fantastic mix of independent cafés, gastro pubs, and supermarkets including M&S Foodhall, Aldi, and a 24-hour Tesco Extra. Streatham's popular leisure centre and ice rink are also close by.









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**TOTAL: 584 sq. ft, 54.3 m<sup>2</sup>**  
**FLOOR 1: 584 sq. ft, 54.3m<sup>2</sup>**  
**EXCLUDED AREAS: LOFT: 146 sq. ft, 14 m<sup>2</sup>**

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.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Term:** 996 year and 9 months

**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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