



Shackleton Lodge, London, SW16

£350,000 *Leasehold*

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KEY FEATURES

- Modern Top Floor/Penthouse Apartment (with lift)
- Convenient Location
- Garage Parking and Lift
- Two Double Bedrooms
- Two Bathrooms
- Modern Fitted Kitchen
- Living Room with Juliet Balcony
- Communal Gardens
- Excellent Built-In Storage
- Residents gym

Winkworth are delighted to offer for sale this spacious (761 sq. Ft.) and well-appointed modern apartment. Situated on the top floor of the building, the property benefits from excellent natural light and is presented with a restful and pale, neutral decor throughout. The entrance hall has handy deep fitted storage cupboards and there is a full-size tiled bathroom with white fittings including a bath with shower, a wash hand basin and a WC. There are two double bedrooms both with built-in closets and the principal bedroom benefiting from an en-suite shower room with a wash hand basin and a WC too. The hallway leads to the large living room which has French windows and a Juliet balcony at one end with plenty of space for seating and relaxing and at the other end a dining area which opens on to the smart cream-coloured fitted kitchen with wall and base units with solid oak unit doors, quartz worktops, an inset ceramic sink and white tiled splashbacks. There is ample space for a fridge and all the modern appliances are integrated. There is ground floor access to the large sunny South-facing communal gardens at the rear, a private gym for residents and secure undercover parking in the garage below with a private parking space included in the sale. Shackleton Lodge is in an ideal location for anyone needing direct access to Streatham Station (Thameslink to the City & West End) with a door into the building accessed from Station Approach. The property is situated between the leafy green open spaces of Streatham and Tooting Bec Commons and close to the large leisure centre and ice rink as well as the M&S Foodhall and Aldi supermarket. There are plenty of lively and useful local shops on your doorstep as well as several fun independent cafes and bars.

Streatham

020 8769 6699 | streatham@winkworth.co.uk

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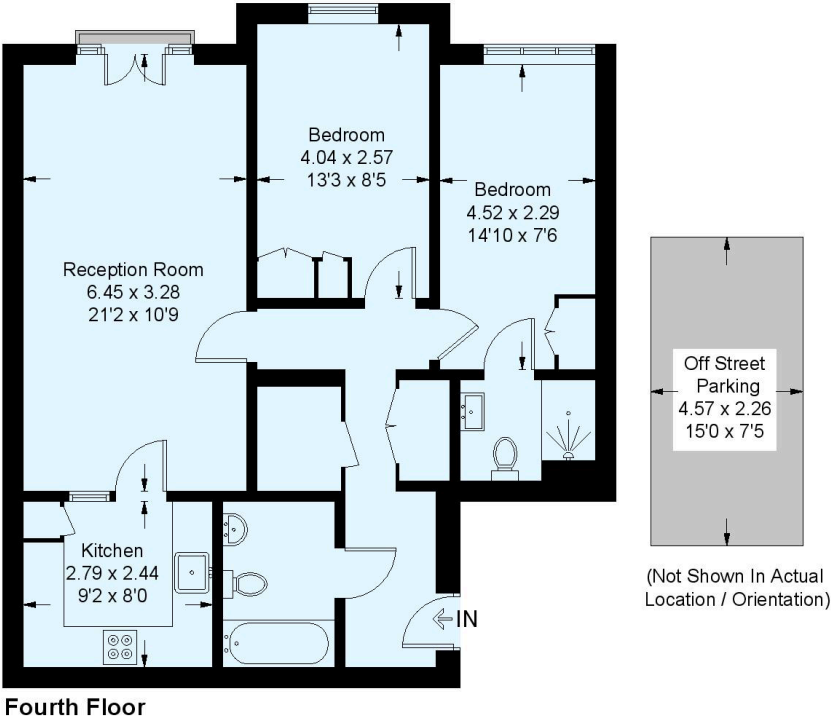
for every step...





Shackleton Lodge, Gleneagle Road, SW16

Approximate Floor Area = 70.7 sq m / 761 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID681896)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(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: 100 year and 11 months
Service Charge: £3005.66 per annum
Ground Rent: £200 Annually (subject to increase)
Council Tax Band: D
EPC rating: C

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