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MOUNT EPHRAIM ROAD, SW16
£375,000 SHARE OF FREEHOLD

**IMMACULATELY PRESENTED GARDEN FLAT ON MOUNT
EPHRAIM ROAD, CLOSE TO TOOTING BEC COMMON.**

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DESCRIPTION

Nestled on Mount Ephraim Road, a sought-after and tranquil residential street, this charming rear garden flat offers a harmonious blend of period character and contemporary living. Ideally located, the property is a short stroll from the vast green spaces of Tooting Bec Common, home to the Lido and running track, while also providing easy access to Streatham Hill Station (17 minutes to London Victoria), vibrant Balham, and Brixton's cultural amenities.

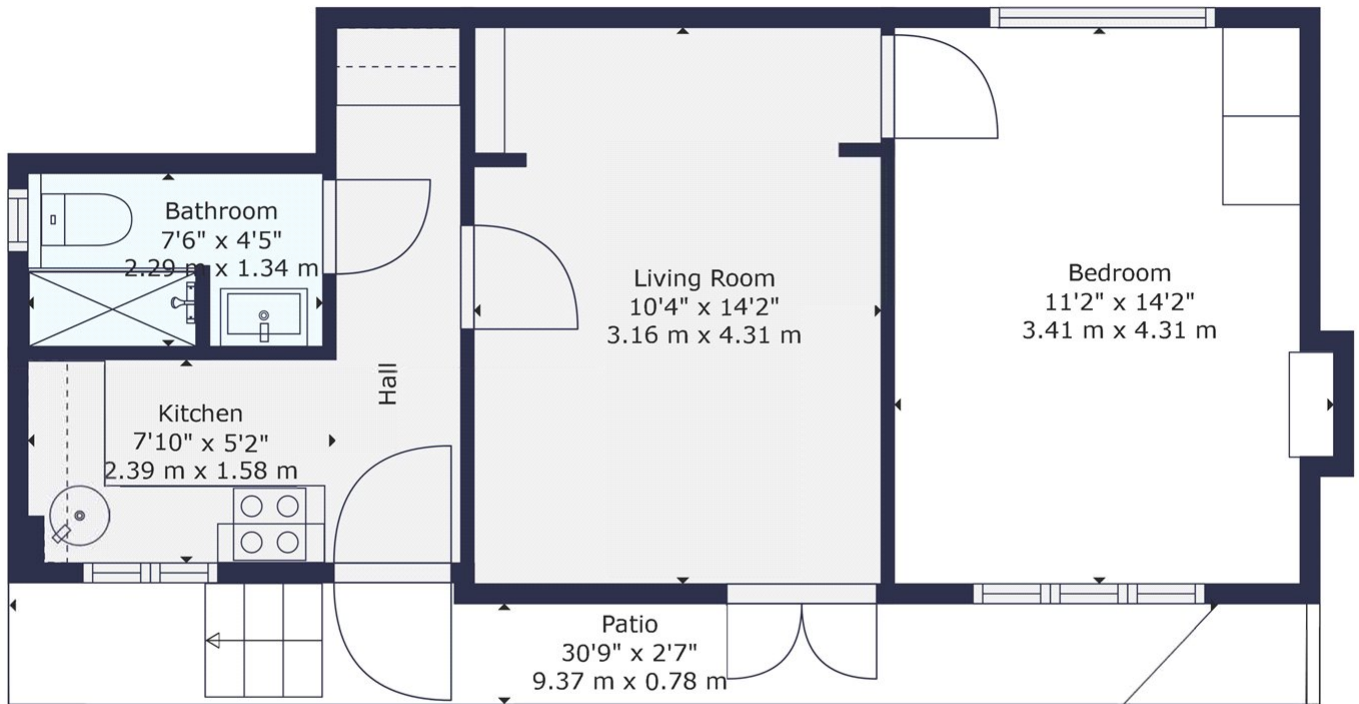
This beautifully presented home boasts its own private front door, ensuring exclusive access and a heightened sense of privacy. Inside, the thoughtfully designed accommodation features a bright and inviting reception room with ample space for both relaxation and entertaining. The sleek, modern kitchen is fitted with stylish Neptune cabinetry, contemporary finishes, and integrated appliances. A serene double bedroom, bathed in natural light, enjoys tranquil views of the garden, while a chic and well-appointed shower room completes the internal offering.

Externally, the property benefits from a private decked and artificial grass area, designated solely for the use of the flat's owners—separate from the well-maintained shared garden. This dedicated outdoor space offers a peaceful retreat, perfect for alfresco dining or unwinding after a long day.

Security grills provide additional peace of mind, making this an ideal lock-up-and-leave home—perfect for those who require a secure and low-maintenance property.

Situated within an intimate building comprising just six flats, this home provides a welcoming community feel without the bustle of a larger development. With no forward chain and a prime location near excellent transport links and green spaces, this is a rare and appealing opportunity for buyers.





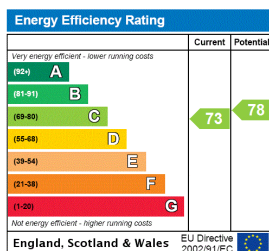
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TOTAL: 427 sq. ft, 40 m²
FLOOR 1: 427 sq. ft, 40 m²
EXCLUDED AREAS: PATIO: 90 sq. ft, 8 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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.



Tenure: Share of Freehold

Term: 981 year and 9 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: B

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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