



**KEMPSHOTT ROAD, SW16**  
**£400,000 LEASEHOLD**

**Winkworth**



## KEMPSHOTT ROAD, SW16

**A tastefully presented, ground floor flat with a private garden offering excellent contemporary-style accommodation over two floors. This light filled property is handy for the transport and amenities of Streatham Common.**

Available exclusively through Winkworth, we are delighted to offer for sale this bright garden flat which is tastefully presented and offers over 545 sq. Ft. The property dates from the late Victorian era and is just moments away from Streatham Common. The entrance hallway leads to a large, 18'8 ft x 13'1 bright reception/dining room. This space seamlessly connects you onto a private patio garden via bi-fold doors. The sunny south-east facing garden benefits from sunlight throughout the day and is equipped with a brick pizza oven, ideal for alfresco dining. There is a modern fitted kitchen equipped with the usual appliances including: oven, new induction hob, washing machine and extractor and a fridge/freezer. Off the reception there is good size double bedroom with large, refurbished sash windows to the front of the property. A modern bathroom with a fitted shower, WC and a wash hand basin. The property benefits from a large basement in excess of 340 sq. Ft, which is ideal for all storage needs.

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.

### LOCATION

Streatham Common

### DIRECTIONS

Off Greyhound Lane, close to Streatham Common





# Kempshott Road, London, SW16

Approximate Gross Internal Area = 547 sq ft / 50.8 sq m  
 Basement = 349 sq ft / 32.4 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 34 sq ft / 3.2 sq m  
 Total = 930 sq ft / 86.4 sq m

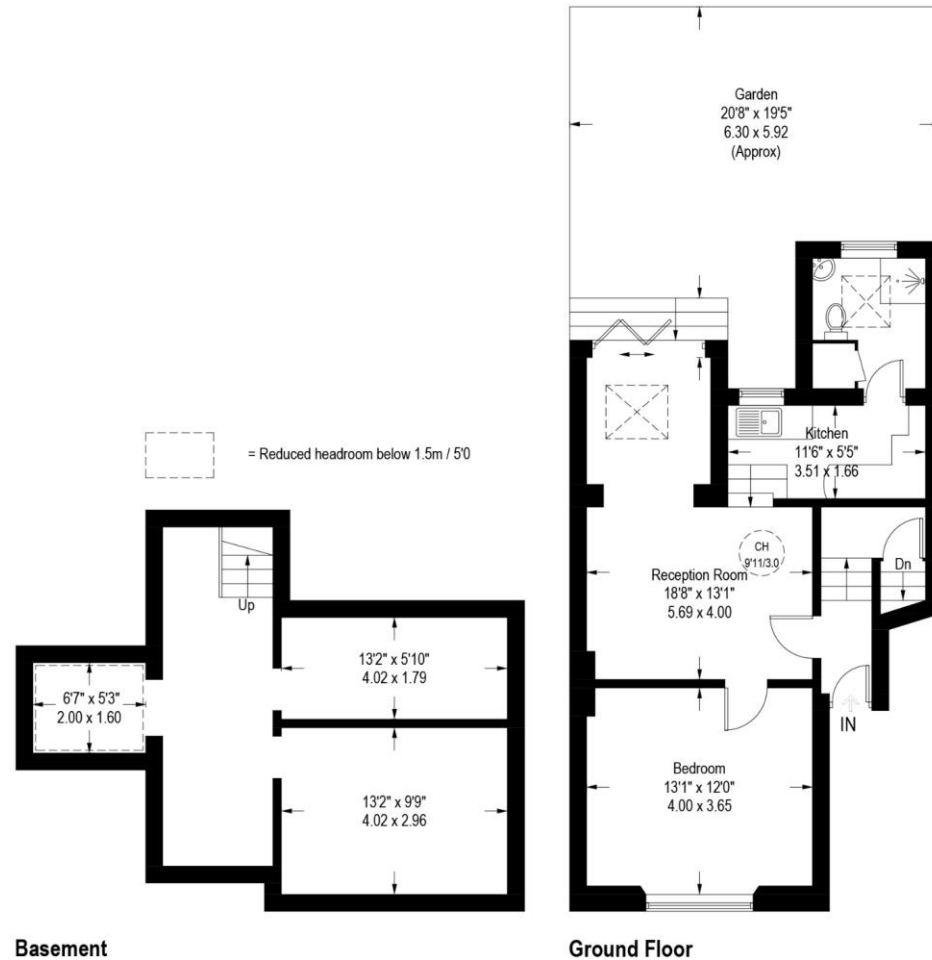


Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1034317)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	61	74
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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