



Curtis Field Road, SW16

Offers IEO: £400,000 *Leasehold*

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### KEY FEATURES

- Bright two-bedroom flat
- Large open-plan reception/diner
- Well-equipped fitted kitchen
- Private balcony with far-reaching views
- Neutral décor and good storage
- Smart family bathroom
- Allocated parking space
- Excellent transport and amenities nearby

Set within the well-maintained Shenley House development on Curtis Field Road, this bright and spacious top-floor two-bedroom flat offers excellent living in a peaceful residential setting. The property is thoughtfully arranged, featuring a generous open-plan reception and dining room filled with natural light, alongside a well-equipped kitchen with ample storage. Two good-sized bedrooms (one with en-suite shower room) provide comfortable accommodation, complemented by a smart family bathroom. Neutrally decorated throughout, the flat benefits from large windows, good storage solutions, and a private balcony with beautiful views, making it an inviting home for relaxing or entertaining. An allocated parking space within the gated car park adds further convenience.

Shenley House is tucked away in the Streatham Wells area, ideally positioned between Streatham Hill, Streatham, and West Norwood stations, with Tulse Hill also close by. Each offers excellent transport links into central London, making commuting simple and efficient. Local amenities are abundant, with Streatham High Road's array of shops, cafés, and restaurants within easy reach, alongside West Norwood's popular Picturehouse cinema and weekly market. For green spaces, Streatham Common and Brockwell Park are both nearby, offering open-air escapes just a short stroll or cycle away.

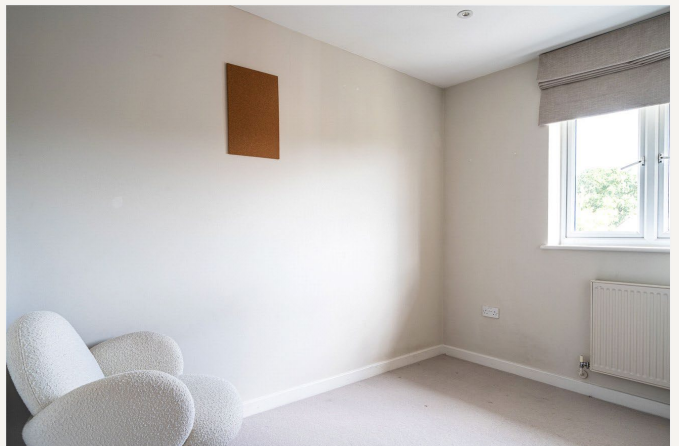
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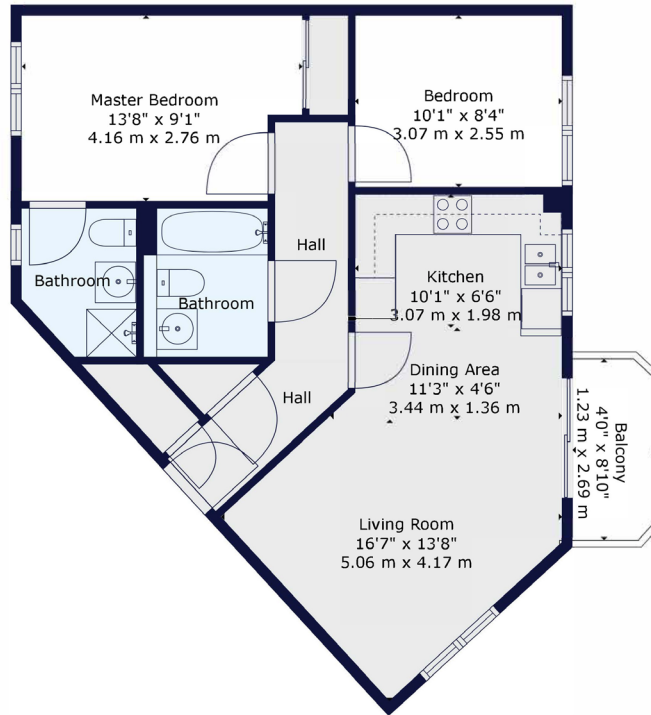
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**TOTAL: 670 sq. ft, 62 m<sup>2</sup>**  
**FLOOR 1: 670 sq. ft, 62 m<sup>2</sup>**  
**EXCLUDED AREAS: BALCONY: 35 sq. ft, 3 m<sup>2</sup>**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 976 years and 5 months

**Service Charge:** £2102.04 per annum

**Ground Rent:** £250 Annually (subject to increase)

**Council Tax Band:** D

**EPC rating:** B

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