



EDGINGTON ROAD, SW16
£365,000 LEASEHOLD

CHARMING GROUND FLOOR MAISONETTE WITH SOUTH-FACING GARDEN, JUST MOMENTS FROM STREATHAM COMMON STATION

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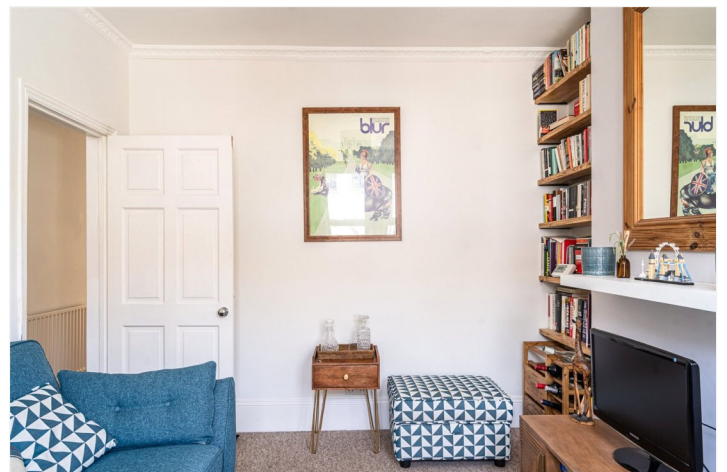


DESCRIPTION:

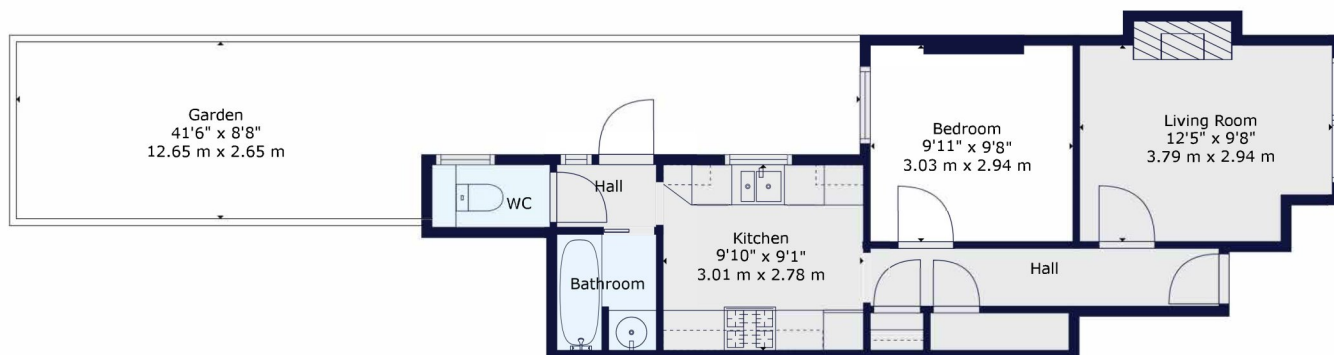
Tucked away on a peaceful cul-de-sac just moments from Streatham Common station, this charming ground floor maisonette offers a rare blend of period details and private outdoor space in a vibrant South London setting.

Inside, the layout flows from a spacious front reception through to a calm, neutrally decorated double bedroom at the rear. The kitchen, positioned off the hallway, is well-proportioned and functions perfectly as a breakfast kitchen with views out to the garden. One of the standout features is the south-facing private garden — a paved, low-maintenance retreat that basks in sunlight throughout the day, ideal for morning coffee or quiet evenings outdoors.

Situated within a characterful period terrace, the home is perfectly positioned for both lifestyle and convenience. Streatham Common station is just around the corner with direct services to London Victoria and London Bridge, while the independent shops, cafés and amenities of Streatham High Road are all nearby.







TOTAL: 439 sq. ft, 41 m2

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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 | | |
| 55-68 | D | 68 D | 76 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure: Leasehold

Term: 946 year and 3 months

Ground Rent: £50 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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