



Sunnyhill Road, SW16

£485,000 *Leasehold*



KEY FEATURES

- Two bedrooms with bespoke storage
- Bright reception with bay window
- Smart fitted kitchen, updated last year
- Stylish bathroom with bath & shower
- High-quality hardwood flooring throughout
- Private garden & secure bike hanger
- New double-glazed sash windows (2021)
- Excellent transport links & nearby commons

Set on the first floor of a handsome period building, this bright and well-presented two-bedroom flat offers a fantastic balance of charm and modern living, complete with a private garden.

The home opens into a welcoming hallway leading to a spacious reception room with high ceilings, a feature fireplace, and a large bay window that floods the space with natural light. Adjoining is a smart, fully fitted kitchen, updated within the past year, finished with wooden worktops, metro tiling, and breakfast bar seating.

There are two comfortable bedrooms; the principal double offers generous proportions, while the second room has been enhanced with bespoke built-in storage by a skilled carpenter, making it ideal as a guest bedroom, nursery, or home office. A stylish bathroom serves the flat, fitted with both a bath and a separate walk-in shower.

The property has been carefully maintained and improved, with high-quality hardwood flooring installed throughout, brand-new double-

glazed sash windows (fitted three years ago), and freshly painted interiors within the last 12 months.

Outside, the private garden provides a peaceful retreat, perfect for outdoor dining and entertaining. A secure bike hanger directly outside the property adds convenience for cyclists.

Streatham offers a vibrant local lifestyle, with cafés, shops, and amenities on the doorstep. Green space is abundant, with both Tooting Bec Common (with tennis courts and the Lido) and Streatham Common's tranquil Rookery Gardens around a 10-minute walk away. The area has a strong community feel, with family-friendly traditions such as neighbourhood trick-or-treating.

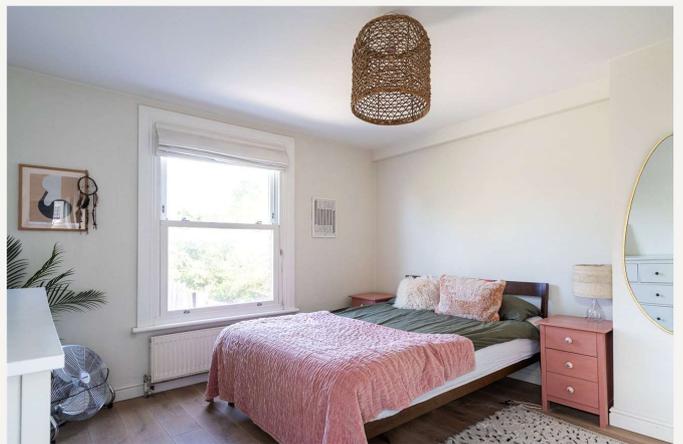
Transport connections are excellent: Streatham and Streatham Hill stations are each around a 10-minute walk away, providing fast Thameslink and Southern services into London Bridge, Blackfriars, Victoria, and beyond, while frequent bus routes connect quickly to the Northern and Victoria Lines.

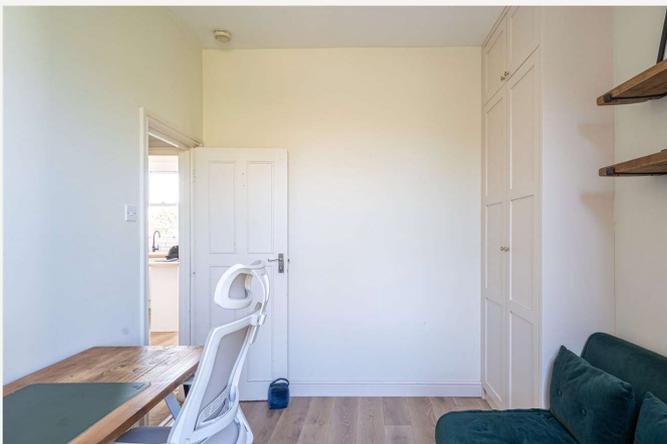
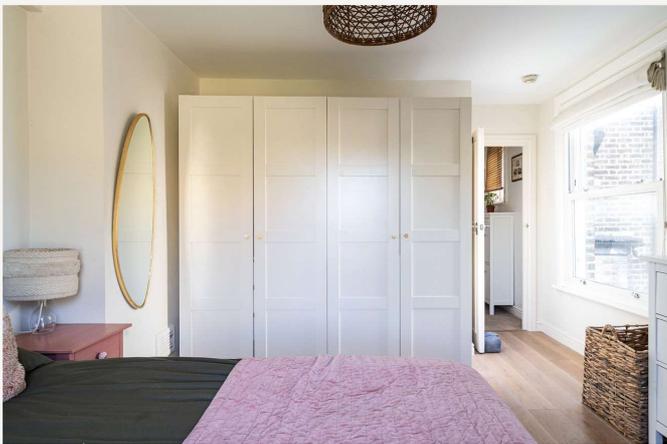
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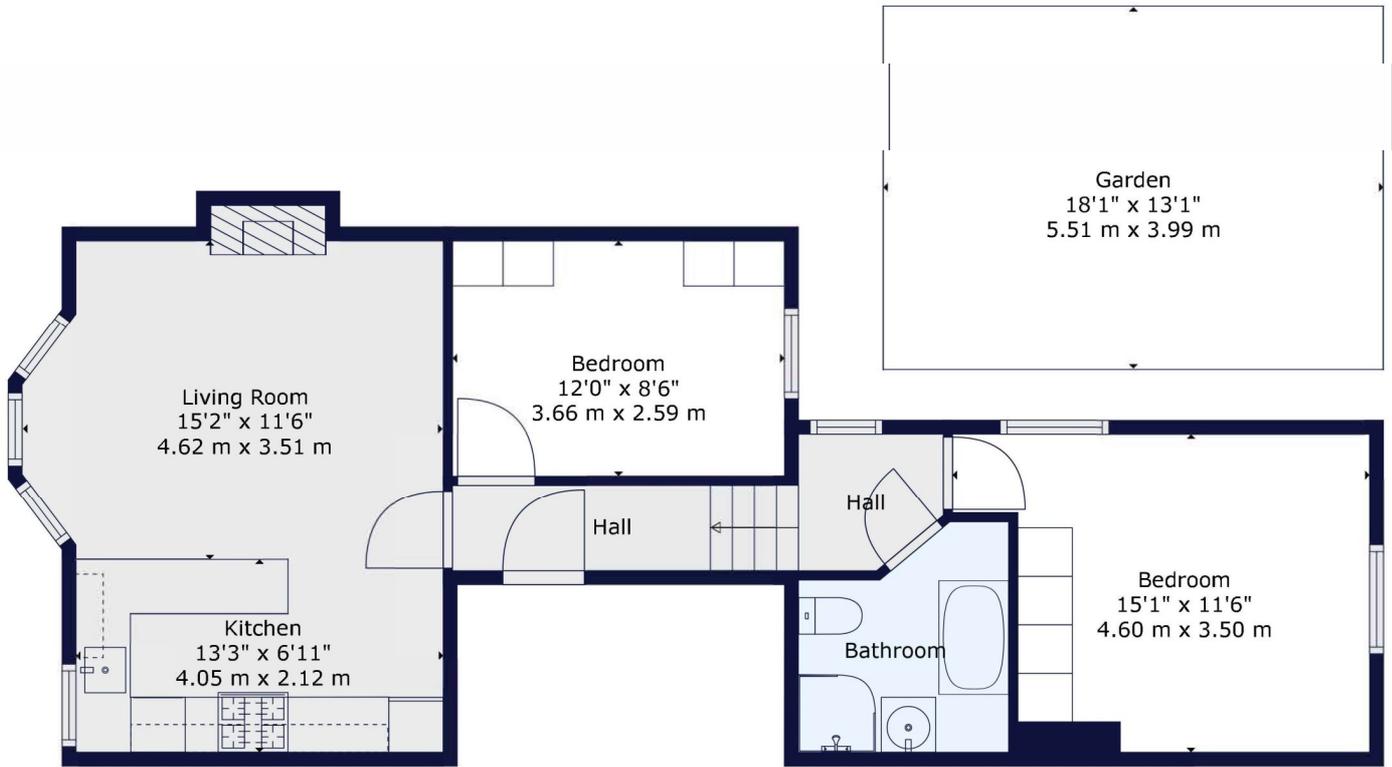
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TOTAL: 646 sq. ft, 60 m²
FIRST FLOOR: 646 sq. ft, 60 m²

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

- Tenure:** Leasehold
- Term:** 107 year and 10 months
- Service Charge:** £0 per annum
- Ground Rent:** £ 350 Annually (subject to increase)
- Council Tax Band:** C
- EPC rating:** C

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