



## Streatham Common South, SW16

OIEO £500,000 *Share of Freehold*

2 1 1

### KEY FEATURES

- Split-level period apartment
- Two bright bedrooms
- Bay-fronted living room
- Modern fitted kitchen
- Excellent storage throughout
- Views over Streatham Common
- Characterful interiors
- Free on-street parking

Set directly opposite the wide, open greenery of Streatham Common, this charming split-level apartment occupies the upper floors of an attractive period conversion and enjoys far-reaching views, original features, and a wonderfully light, elevated feel throughout.

The accommodation begins with a welcoming hallway leading into a bright and characterful reception room. A generous bay window draws in natural light while framing uninterrupted views across the Common, and an original fireplace provides a handsome focal point, anchoring the room with period charm. To the rear, the kitchen is well arranged with ample storage and worktop space, offering a

practical yet comfortable setting for everyday living.

The split-level layout continues upstairs, creating a sense of separation between living and sleeping spaces. There are two bedrooms, both enjoying a peaceful atmosphere and elevated outlooks. The principal bedroom is particularly well proportioned, while the second bedroom offers flexible use as a guest room or home office. A contemporary bathroom sits neatly alongside the bedrooms, and useful eaves storage is cleverly incorporated on this level, adding valuable hidden space.

### Streatham

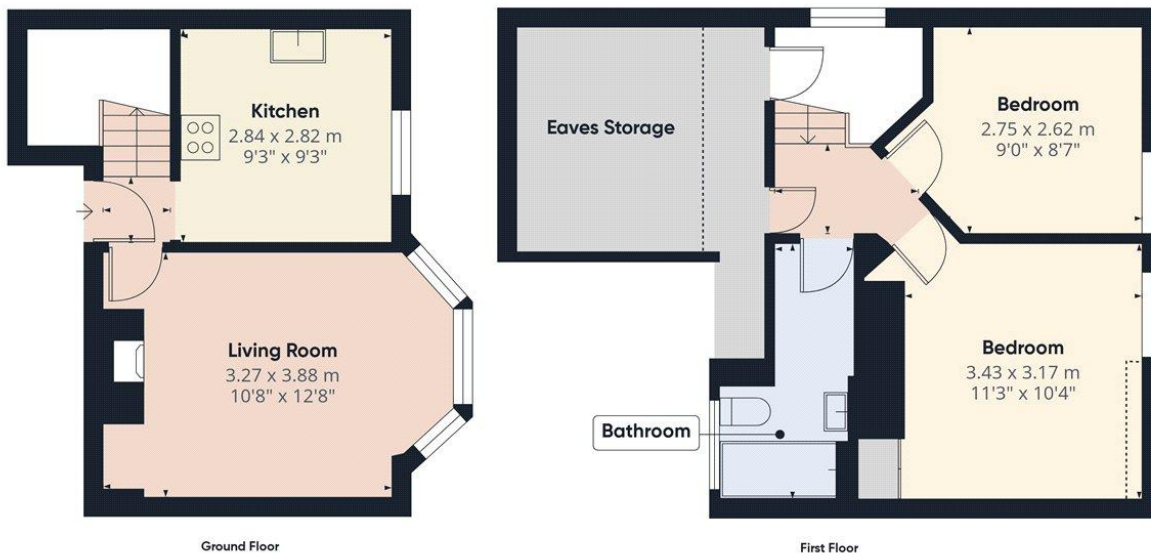
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Approximate total area<sup>(1)</sup>  
52.7 m<sup>2</sup>  
567 ft<sup>2</sup>

Reduced headroom  
0.3 m<sup>2</sup>  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

## MATERIAL INFO

**Tenure:** Share of Freehold  
**Term:** 0 year and 0 months  
**Service Charge:** £780 per annum  
**Ground Rent:** £ 100 Annually (subject to increase)  
**Council Tax Band:** C  
**EPC rating:** D

## Streatham

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