



Streatham Common South, SW16

£475,000 *Share of Freehold*



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
- Loft potential STPP.

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. The loft is demised to the property and offers clear potential to extend, subject to the usual planning consents, providing exciting scope for future enhancement. Streatham Common South is one of the area's most admired residential addresses, lined with handsome period homes and positioned directly opposite the Common — ideal for morning walks, running routes, and access to The Rookery Gardens. Streatham and Streatham Common stations are both within easy reach, offering direct services to London Bridge, Blackfriars, Farringdon, and Victoria, while frequent bus routes provide swift connections into Brixton for the Victoria Line.

Streatham

020 8769 6699 | streatham@winkworth.co.uk

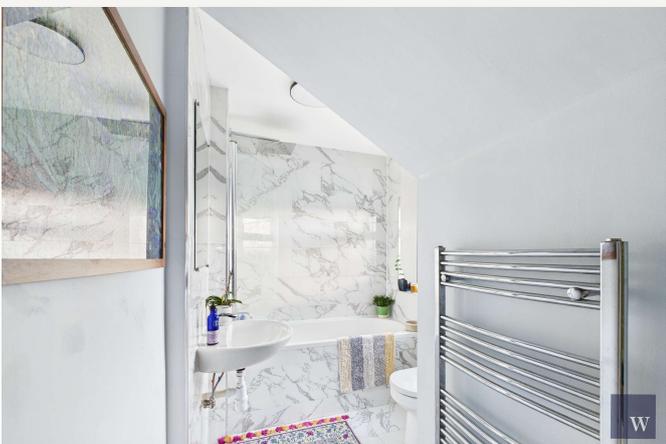
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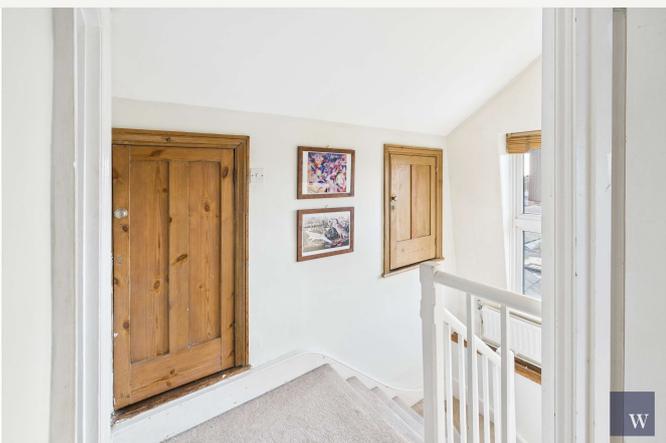
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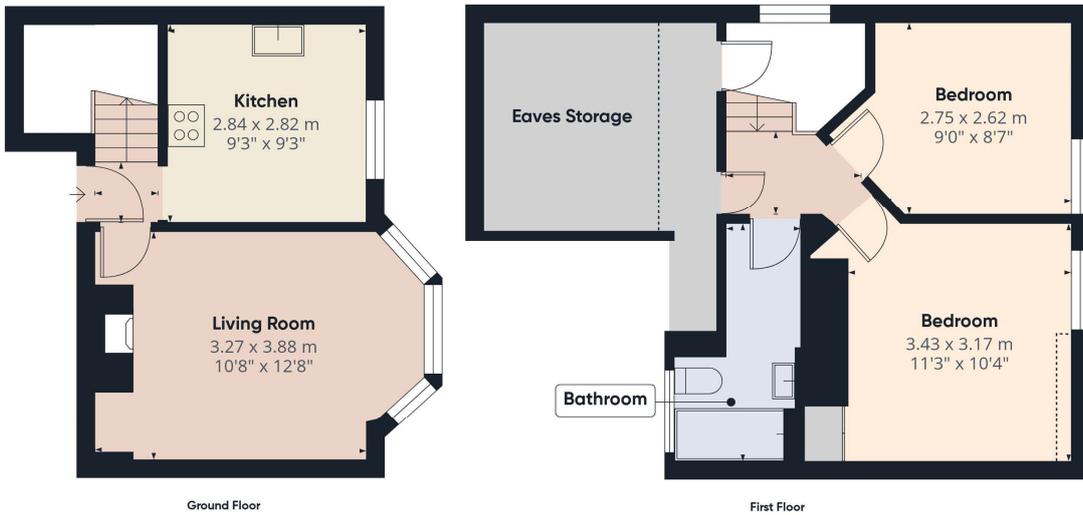
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Approximate total area⁽¹⁾
52.7 m²
567 ft²

Reduced headroom
0.3 m²
3 ft²

(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
Service Charge: £780 per annum
Ground Rent: £100 Annually
Council Tax Band: C
EPC rating: D

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