



Streatham High Road, SW16

£550,000 *Leasehold*

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#### KEY FEATURES

- Penthouse with large terrace
- Two double bedrooms
- Two modern bathrooms
- Newly renovated interior
- Hardwood hallway and reception
- Carpeted bedrooms
- Excellent natural light
- Central Streatham High Road location

Set on the top floor of Picture House—a former 1930s cinema now converted into modern apartments—this two-bedroom, two-bathroom penthouse offers generous internal space, excellent light and a large private terrace. With lift access to the top floor, the flat opens into a wide hallway laid with newly installed hardwood flooring, giving an immediate sense of openness. The full-width kitchen/reception room is wrapped in floor-to-ceiling glazing, drawing in natural light throughout the day and framing far-reaching views across Streatham. Newly fitted internal doors and fresh flooring run through the living areas, and the layout lends itself well to both relaxing and entertaining. (Some images are virtually dressed to illustrate possible furniture arrangements.) The kitchen features tiled flooring, good worktop space and direct access onto the terrace, making it convenient for outdoor dining in warmer months. Both bedrooms are positioned away from the main road and have been newly carpeted. The principal bedroom benefits from a contemporary en-suite shower room, while the main bathroom sits off the hallway; both have been recently refitted with modern sanitaryware, tiled floors and a clean, neutral finish. A key feature of this property is the extensive private terrace running the length of the flat. Set back from the street and not directly overlooked, it offers a rare amount of outdoor space for a High Road location and works well for entertaining or container gardening. Picture House offers secure entry and lift access. Streatham Hill station (services to London Victoria) and Streatham station (Thameslink services into the City and beyond) are both within easy reach, and frequent bus routes connect quickly to Brixton for the Victoria Line. The development sits in the heart of Streatham High Road with cafés, independent restaurants, gyms, supermarkets and other amenities on the doorstep. Please note that some internal images have been virtually furnished for illustrative purposes only.

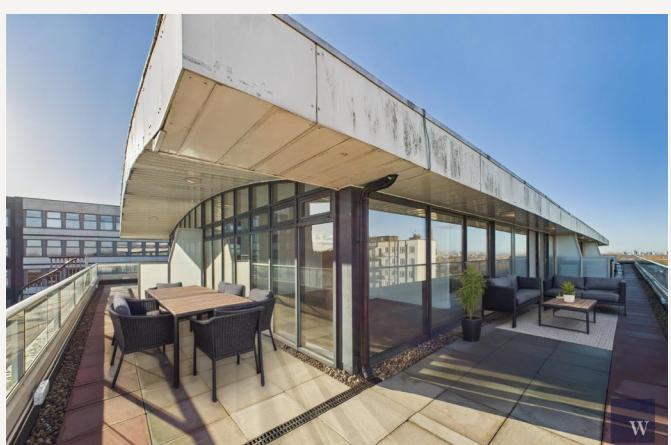
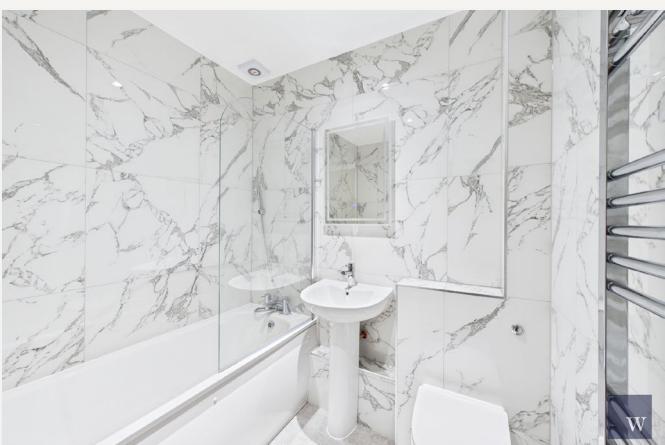
**Streatham**

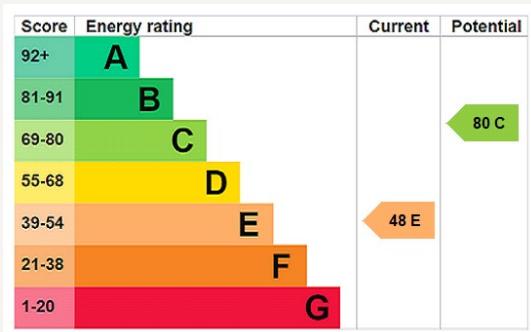
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## MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 228 year and 7 months  
**Service Charge:** £3200 per annum  
**Ground Rent:** £150 Annually  
**Council Tax Band:** F  
**EPC rating:** E

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