

STREATHAM HIGH ROAD, SW16  
**£400,000 LEASEHOLD**

## LIGHT-FILLED PERIOD FLAT WITH PARKING AND COMMUNAL GARDENS MOMENTS FROM STREATHAM COMMON

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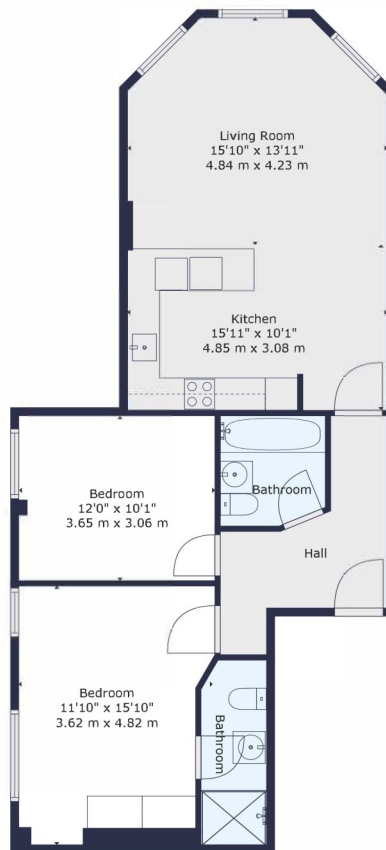
## DESCRIPTION

Boasting high ceilings throughout, this flat immediately impresses with its open-plan kitchen and reception room – the heart of the home – with solid wood floors underfoot, ample room for dining and lounging, and a bank of bay windows that frame treetop views. The modern kitchen is fitted with sleek wood cabinetry and granite worktops, a gas hob, integrated appliances, and a convenient breakfast bar perfect for entertaining or casual mornings.

Both bedrooms are good-sized doubles. The principal bedroom enjoys a large footprint with soft carpeting and an en-suite shower room with neutral tiling, a chrome heated towel rail, and a wall-mounted mirrored cabinet. The second bedroom, with plush carpets and dual aspect light, sits opposite the stylish family bathroom, where dark walls and chequerboard floors deliver a striking monochrome finish.

The building itself is gated and offers a private off-street parking area to the rear along with a communal garden retreat, complete with a charming wooden gazebo, perfect for summer evenings. With Streatham and Streatham Common stations just minutes away, along with an abundance of local shops, cafés, and leisure facilities – including the popular ice rink and The Rookery Gardens – this home balances period charm with modern ease in an increasingly sought-after neighbourhood.





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**TOTAL: 851 sq. ft, 79 m2**

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	72 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 101 year and 8 months

**Service Charge:** £3240 per annum

**Ground Rent:** £ 250 Annually (subject to increase)

**Council Tax Band:** D

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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