



## Drewstead Road, SW16

£475,000 *Leasehold*

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### KEY FEATURES

- Split-level period conversion
- Newly refurbished throughout
- Three bright bedrooms
- Modern open-plan living
- Sleek contemporary kitchen
- Stylish family bathroom
- Excellent transport links
- Near Tooting Bec Common

Please note: Some photos have been virtually staged to illustrate room layout and potential use.

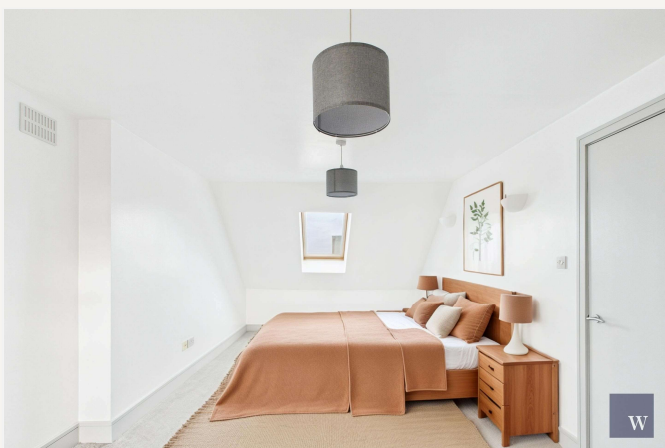
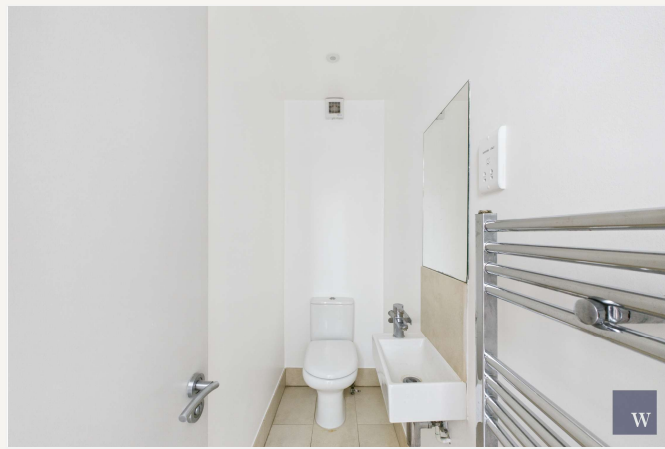
Arranged over the upper two floors of an attractive period building, this beautifully refurbished three-bedroom flat offers bright, modern living just moments from Streatham Hill station. The property has been thoughtfully upgraded throughout, combining contemporary finishes with well-proportioned rooms and an open-plan layout ideal for both relaxing and entertaining. A welcoming hallway leads into the impressive open-plan kitchen/reception, enjoying good natural light from large windows. The kitchen is newly fitted with sleek cabinetry, integrated appliances and generous countertop space, opening into a spacious living area well suited to both everyday living and hosting. There are three double bedrooms in total, offering flexibility for use as guest rooms, a home office or nursery if required. The bathroom has been newly refurbished with contemporary tiling and modern fittings. The entire property has been finished to a high standard, with new flooring, fresh décor and considered detailing throughout. The location is another key attraction. Streatham Hill station is close by, offering rapid links into London Victoria and the West End. A wide selection of cafés, restaurants, shops and a local gym are on the doorstep, while Tooting Bec Common is also within easy reach, providing expansive green space for walking, running and outdoor leisure.

### Streatham

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold  
**Term:** 111 year and 6 months  
**Service Charge:** TBC  
**Ground Rent:** TBC  
**Council Tax Band:** D  
**EPC rating:** C

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