



Harborough Road, SW16

£650,000 *Leasehold*



KEY FEATURES

- Three bedrooms
- Split level maisonette
- Open plan kitchen living
- Skylights add light
- Period fireplace features
- Modern family bathroom
- Private low maintenance garden
- Close to three stations (Streatham, Streatham Hill & Tulse Hill)

Set on a quiet, tree-lined street, this handsome Victorian first- and second-floor maisonette blends period character with a smart 2018 renovation. Your own front door opens to a bright hallway with rooflights, leading up to a generous bay-fronted living room with cast-iron fireplace and fitted shelving. The heart of the home is the extended kitchen/dining/living space: a calm, contemporary room with timber flooring, skylights drawing in the sun, and ample cabinetry for cooks and gatherers alike.

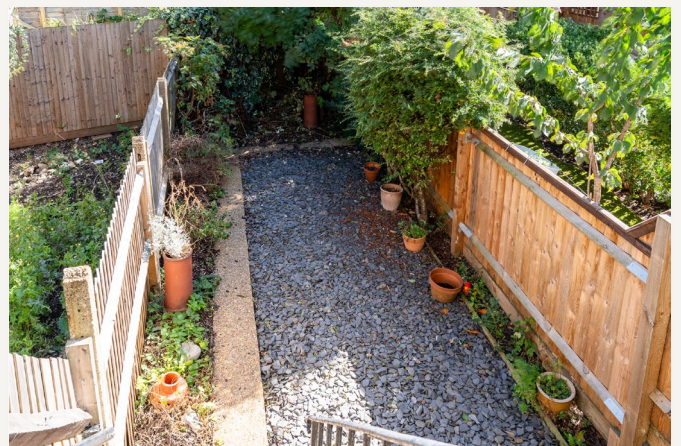
There are three bedrooms in total - two comfortable doubles and a smaller third ideal as a nursery or home office - served by a modern family bathroom with classic metro tiling. From the rear landing, external steps lead down to a private, low-maintenance garden with slate chippings and planting, easy to enjoy as is or re-lawn if preferred. Harborough Road is a peaceful residential spot with a friendly, established community. You're within walking distance of Streatham Hill, Streatham and Tulse Hill stations for quick links to Victoria, London Bridge and King's Cross, and close to everyday amenities on the high street - including a much-loved French bakery and handy newsagent at the end of the road. Families appreciate the proximity to well-regarded schools such as Hitherfield and Sunnyside primaries, plus secondary options including Bishop Thomas Grant and Dunraven.

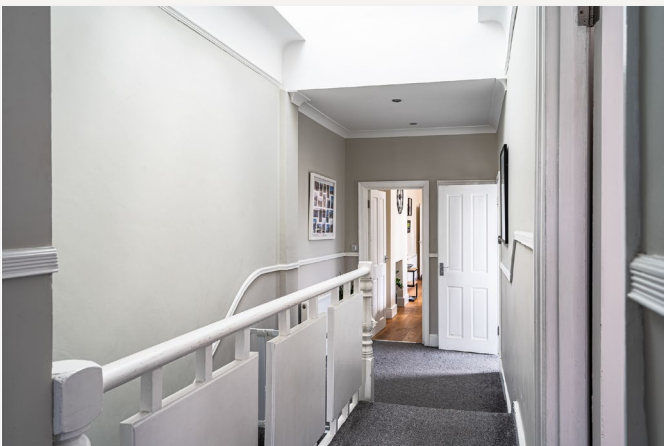
Streatham

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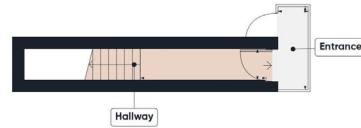
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W



Ground Floor



First Floor

Approximate total area[®]
97.7 m²
1051 ft²

(1) Excluding balconies and terraces

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	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Lease Length: 117 years

Ground Rent: £150 Annually (subject to increase)

Council Tax Band: D

EPC rating: G

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