



Drewstead Road, SW16

OIEO £475,000 *Leasehold*



KEY FEATURES

- Two bedroom ground floor flat
- Large private rear garden
- Separate contemporary fitted kitchen
- Bright spacious reception room

Positioned on the ground floor of a attractive period property, this exceptionally well presented two bedroom flat offers a bright layout complemented by its own large private rear garden.

The front entrance opens into a welcoming hallway equipped with built-in storage cupboards. Positioned toward the front of the home, the primary bedroom enjoys high ceilings, large windows, and built-in alcove storage. Moving along the hall, the second bedroom offers great versatility as a guest room, child's bedroom, or dedicated dressing room and home office. Centrally located, the stylish family bathroom is finished with modern floor-to-ceiling wall tiles, a bath with an overhead shower, dark framed glass screen, and contemporary vanity sink.

- Modern fitted bathroom suite
- Generous garden storage shed
- Moments from Streatham Station

• Close to Tooting Common
Toward the rear, the bright reception room provides a comfortable central living and dining hub with wood flooring and fitted alcove shelving. Directly off the reception area, the separate kitchen features white shaker-style cabinetry, wooden worktops, a traditional sink, and integrated cooking appliances.

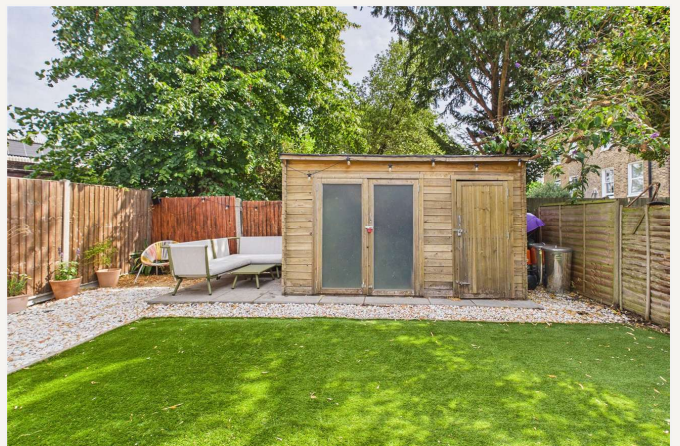
Drewstead Road is a sought-after residential street, perfectly positioned moments from Streatham Hill Station for direct rail links into London Victoria, London Bridge, Clapham Junction, and Balham for the Northern Line. Numerous local bus routes run along Streatham High Road, providing swift, 24-hour connections down into Brixton for the Victoria Line. The expansive green open space of Tooting Bec Common, complete with its iconic Lido and woodland walking trails, is just a short walk around the corner. Streatham High Road offers a vibrant array of independent cafés, boutique shops, artisan bakeries, and major supermarkets right on the doorstep, while local families benefit from excellent nearby schools including Streatham & Clapham High School GDST and Telferscot Primary School.

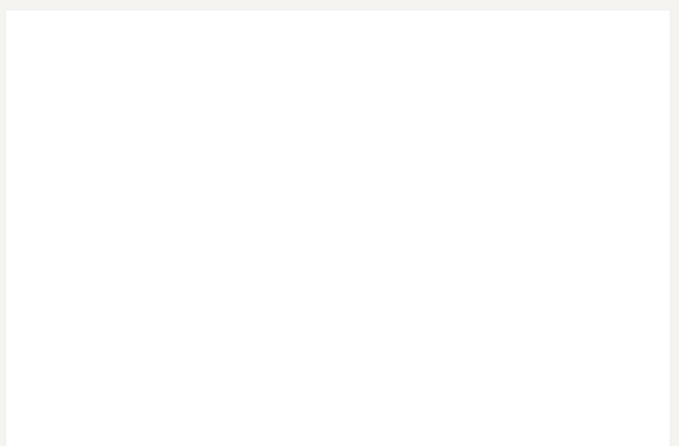
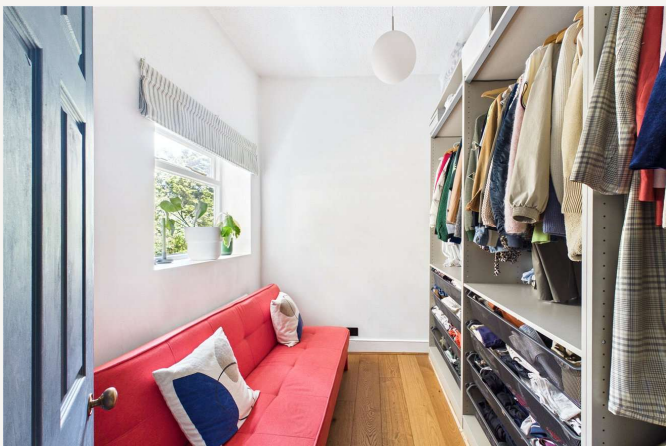
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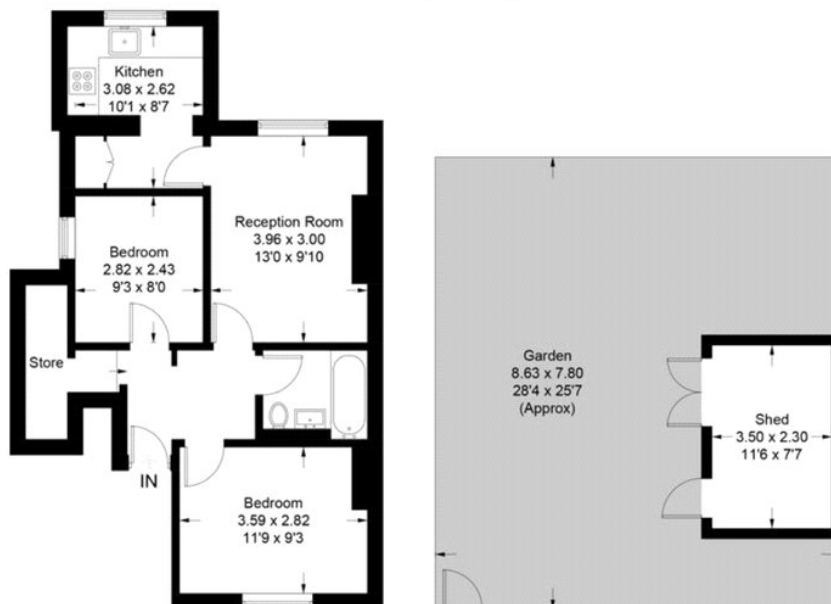
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Drewstead Road

Approximate Gross Internal Area = 50.7 sq m / 546 sq ft
Shed = 8.0 sq m / 86 sq ft
Total = 58.7 sq m / 632 sq ft



Ground Floor

(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1292575)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 148 year and 6 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

EPC rating: C

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