



OIEO KEMPSHOTT ROAD, SW16
£375,000 SHARE OF FREEHOLD

A VERSATILE TWO/THREE BEDROOM TOP FLOOR FLAT SITUATED CLOSE TO STREATHAM COMMON

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk 46-50 Streatham
Hill, London, SW2 4RD

Winkworth

for every step...

winkworth.co.uk



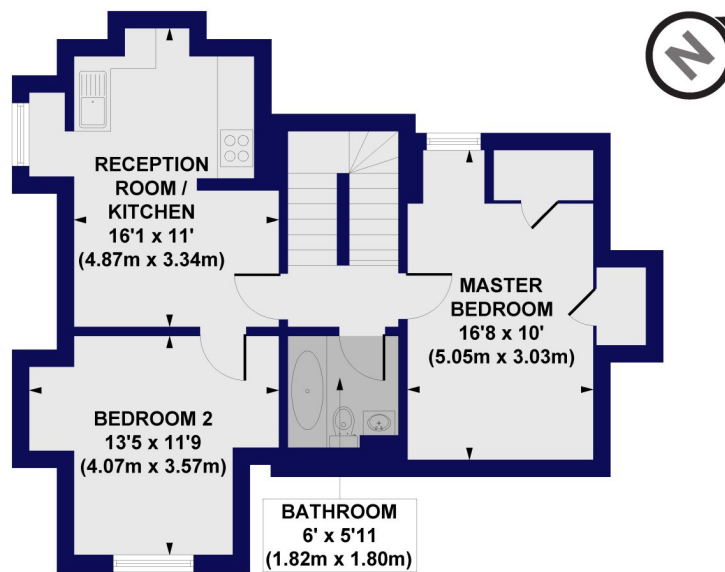
DESCRIPTION

A versatile top floor flat situated close to Streatham Common presented in great condition throughout. Currently laid out as three bedrooms, there are two double bedrooms and small single room which could double up as a study. Open plan kitchen/ reception room and bathroom.

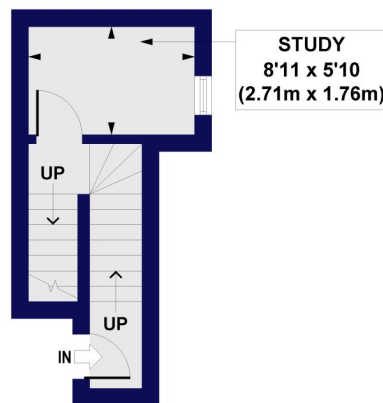
Kempshott Road is well-placed for the amenities of Streatham Common, local shopping and good pubs. It is also close to the Streatham Ice Rink & Leisure centre and just minutes away from Streatham Common train station (19 minutes to Victoria station) Streatham (Thameslink - 30 mins to King's Cross, London Bridge and St. Pancras) station and the beautiful open spaces of Streatham Common and the Rookery Gardens.



Kempshott Road, SW16
Approx. Gross Internal Floor Area 715 sq. ft / 66.42 sq. m



SECOND FLOOR
 GROSS INTERNAL
 FLOOR AREA 596 SQ FT

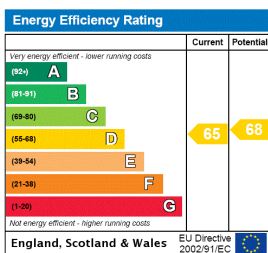


FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 119 SQ FT

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 CP Creative. 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.

Winkworth

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.



Tenure: Share of Freehold
Term: Expires -
Service Charge: £1200 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: C

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.

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk
 46-50 Streatham Hill, London, SW2 4RD

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.