



## Gleneagle Road, SW16

£485,000 *Share of Freehold*

3  1  1 

### KEY FEATURES

- Split level apartment
- Three bedrooms
- Separate reception room
- Newly refurbished throughout
- Modern fitted kitchen
- Bathroom suite
- Eaves storage
- Tree lined Streatham road

Set within a handsome period building on a tree-lined Streatham address, this newly refurbished split-level apartment offers generous, well-balanced living across two floors, with a separate reception room and three bedrooms arranged above.

The flat is entered via the communal hall and stairs, with an internal staircase linking the levels. The lower floor provides a well-proportioned reception room, ideal as a dedicated lounge, movie room or work-from-home set-up. Upstairs, the accommodation is arranged around a central hall, with three bedrooms offering flexibility for families, sharers or those wanting guest space. A separate kitchen sits alongside the main hallway, while the bathroom is positioned centrally for easy access. There is also useful eaves storage, adding practicality without compromising the room sizes.

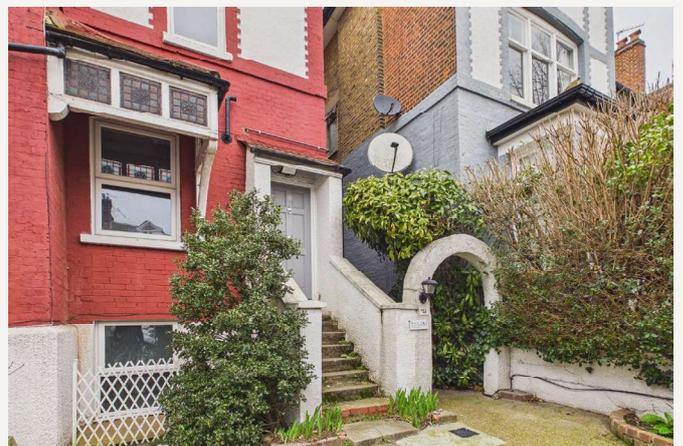
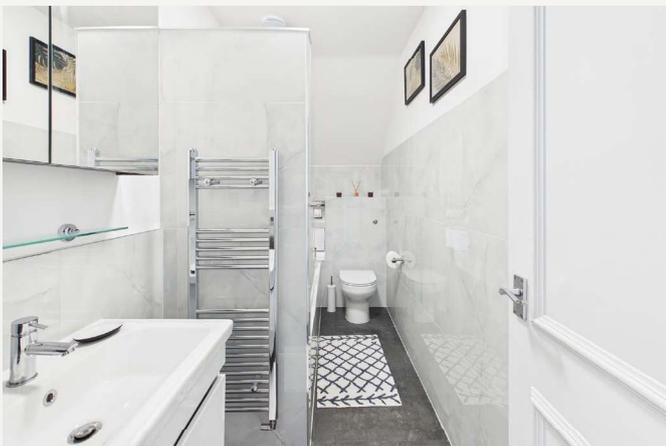
Gleneagle Road is a popular residential street in the heart of Streatham, well placed between Streatham Common and Tooting Bec Common for daily walks, weekend runs and open green space. Both Streatham and Streatham Common stations are within easy reach, providing quick connections to the City and West End, while frequent bus routes run towards Brixton, Balham and central London. Streatham High Road is close by for a strong mix of cafés, restaurants, independent shops and supermarkets, and the Ice and Leisure Centre and 24-hour gym further add to the area's everyday convenience.

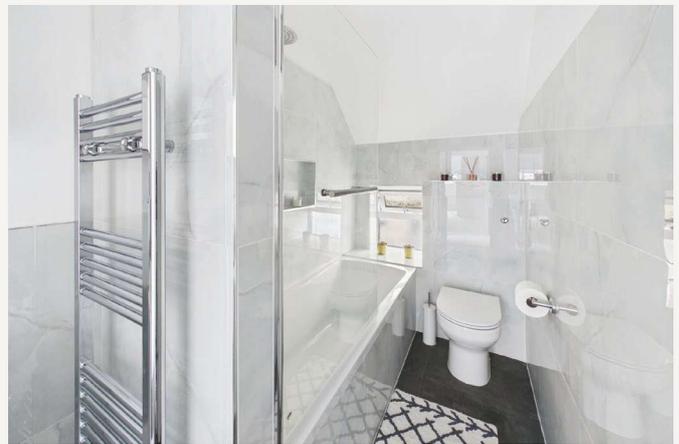
### Streatham

020 8769 6699 | [streatham@winkworth.co.uk](mailto:streatham@winkworth.co.uk)

**Winkworth**

for every step...







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	65 D
39-54	E		
21-38	F		
1-20	G		

**MATERIAL INFO**

**Tenure:** Share of Freehold  
**Term:** 989 years  
**Service Charge:** £400 per annum  
**Council Tax Band:** D  
**EPC rating:** D

**Streatham**

020 8769 6699 | streatham@winkworth.co.uk



for every step...

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.