



**Ashlake Road, SW16**

**£350,000 Share of Freehold**

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#### KEY FEATURES

- Ground floor apartment
- Private rear garden
- One double bedroom
- Open-plan kitchen/living
- Modern fitted kitchen
- Contemporary bathroom suite
- Excellent built-in storage
- Quiet Streatham location

Positioned on the ground floor of an attractive residential building, this beautifully presented one-bedroom flat offers bright, well-proportioned accommodation with the added benefit of a private garden — ideal for first-time buyers, downsizers or buy-to-let investors looking for outdoor space.

The property opens into a welcoming entrance hall with excellent built-in storage, leading through to a spacious open-plan kitchen/living area. The kitchen is finished in a clean, modern style with ample cabinetry and workspace, while the living space provides a comfortable area for both relaxing and dining.

To the rear, the bedroom is a generous double and enjoys a peaceful outlook, with the layout flowing well into the modern bathroom,

finished with a contemporary suite and tasteful fittings.

A real highlight is the private garden, offering a fantastic extension of the living space — perfect for morning coffee, entertaining in the warmer months, or simply having a quiet outdoor retreat in the middle of London.

Ashlake Road is an attractive, quiet residential street consisting of mainly Victorian properties. It is close to all the shops and amenities of Streatham High Road and well-placed for easy commuting into the City and West End from Streatham station.

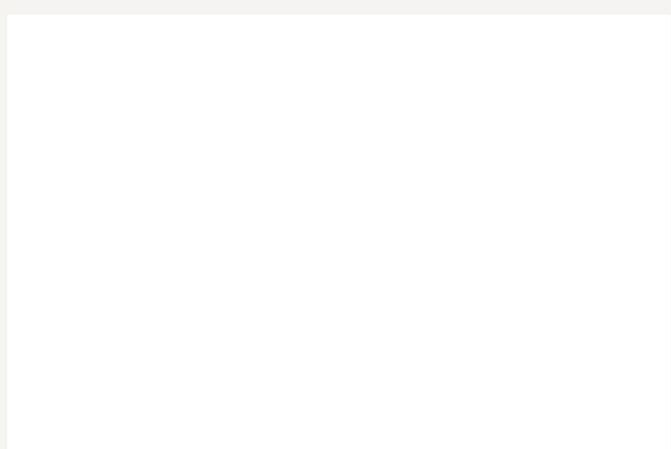
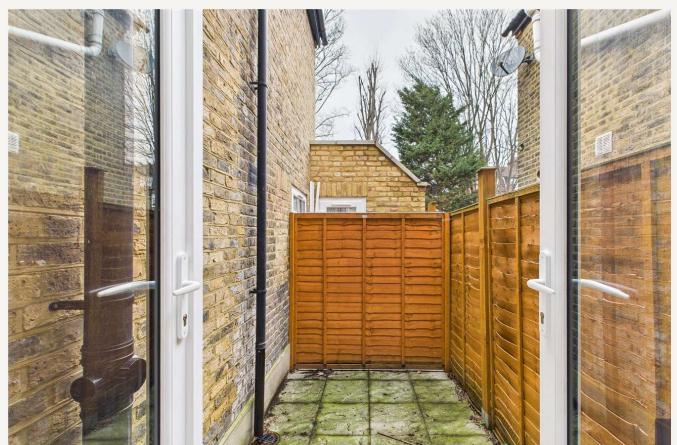
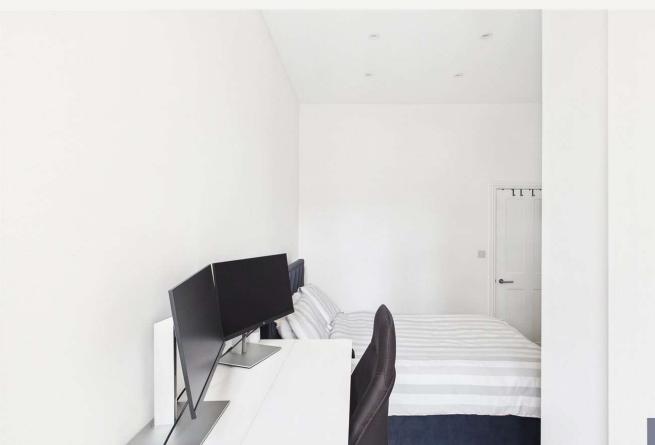
**Streatham**

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

## MATERIAL INFO

**Tenure:** Share of Freehold  
**Term:** 996 year and 6 months  
**Service Charge:** £0 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:** C  
**EPC rating:** D

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