



Drewstead Road, SW16

£375,000 *Leasehold*



KEY FEATURES

- First floor period flat
- Two bedroom layout
- Separate reception room
- Separate fitted kitchen
- Private balcony
- Far reaching views
- Close to Streatham Hill station
- Opportunity to purchase share of freehold

Positioned on the first floor of an attractive period building, this well-proportioned two-bedroom flat offers bright, practical living with the added benefit of a private balcony and far reaching views. A central hallway leads through to the main reception room, a comfortable and inviting space that works well for both day to day living and entertaining. The kitchen is arranged separately and offers excellent storage and worktop space, with room for a small dining table if desired. There are two bedrooms, both well sized and easy to furnish. The principal bedroom sits to the rear and opens directly onto the balcony, creating a lovely spot for morning coffee and a real sense of escape, with elevated views across the surrounding neighbourhood. The second bedroom is ideal as a guest room, nursery or home office, depending on how you want to use the space. The accommodation is completed by a family bathroom, positioned off the hall, keeping the layout feeling simple and well balanced. An opportunity also exists to purchase a share of the freehold, adding long term appeal for buyers looking for security and control.

Drewstead Road is ideally placed for Streatham Hill station, making commuting into London Victoria and the West End straightforward. The area is well served by local shops, coffee bars, restaurants and a gym, while Tooting Bec Common sits nearby and provides a brilliant open green space for walking, running and weekend downtime.

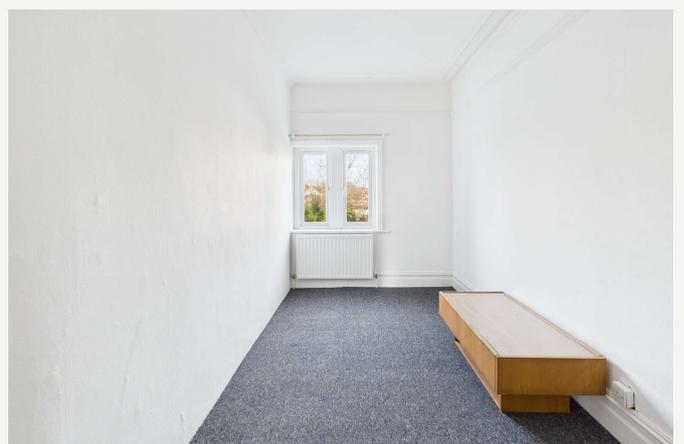
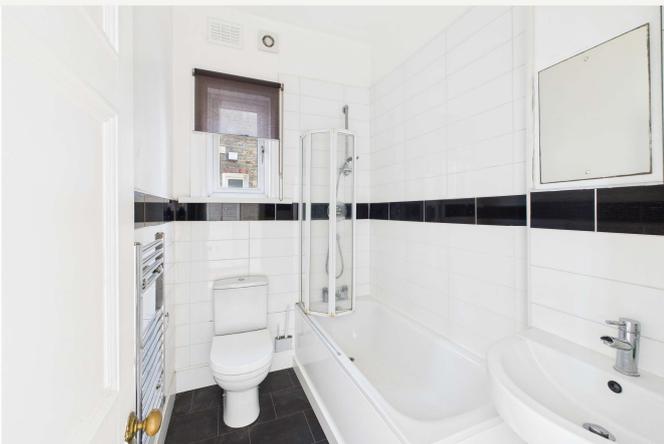
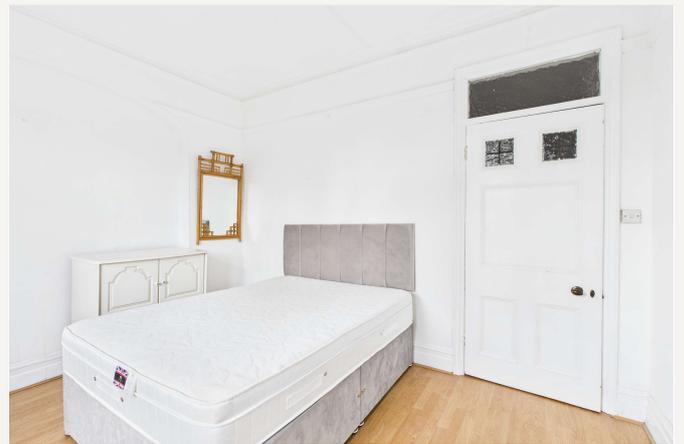
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Approximate total area⁽¹⁾

59.1 m²
636 ft²

Balconies and terraces

4.1 m²
44 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	78 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 87 years and 11 months

Council Tax Band: D

EPC rating: D

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