



## Mount Nod Road, SW16

£525,000 *Leasehold*



### KEY FEATURES

- Two double bedrooms
- Two modern bathrooms
- Large open plan living
- First floor apartment
- Bright neutral interiors
- Excellent transport links
- Private garden
- Close to green spaces

Set on the first floor of an attractive period conversion, this well-proportioned two-bedroom apartment offers bright, contemporary living with a generous open-plan layout and a layout that works effortlessly for modern life. A welcoming hallway leads into the impressive kitchen, dining and reception space, a wide, light-filled room that comfortably accommodates lounging, dining and entertaining. The kitchen is neatly arranged with ample storage and worktop space, flowing naturally into the living area to create a sociable heart of the home. Both bedrooms are well sized doubles, thoughtfully positioned away from the main living space. The principal bedroom benefits from its own en-suite shower room, while a second modern bathroom serves the remainder of the apartment, making the layout particularly well suited to sharers, professionals or those wanting flexibility. The flat is presented in excellent order throughout, with a calm, neutral finish that allows the space and natural light to take centre stage. An additional feature is the private garden, perfect for summer entertaining. Mount Nod Road is a popular residential street ideally positioned for the amenities of Streatham Hill. The station is within walking distance, providing fast and direct services to London Victoria in around 17 minutes, while Brixton and the Victoria line are easily reached by bus. A wide range of independent cafés, restaurants and local shops are close by, alongside larger conveniences for everyday needs. Green spaces are a standout feature of the area, with Hillside Gardens Park at the top of the road and both Streatham and Tooting Bec Commons within easy reach.

### Streatham

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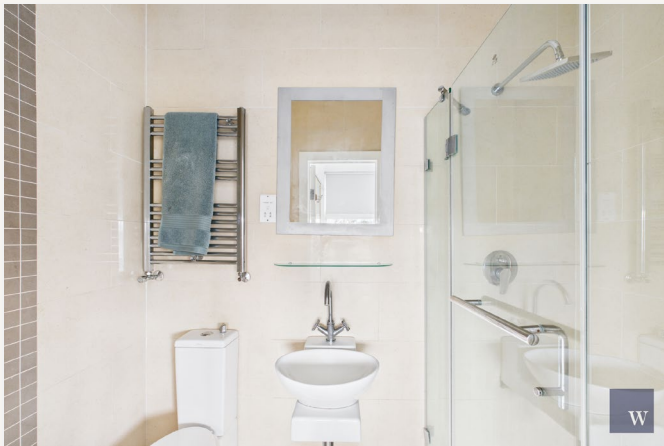
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## MATERIAL INFO

**Tenure:** Leasehold

**Lease Length:** Brand new 195 year lease

**Service Charge:** £1500 per annum

**Council Tax Band:** D

**EPC rating:** C

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