



Conyers Road, SW16

OIEO £575,000 *Leasehold*



KEY FEATURES

- Two-bedroom garden flat in a handsome period building
- Large living/dining room opening to a private garden
- Separate fitted kitchen
- Powered garden studio-ideal office, gym or creative space
- Useful utility cupboard
- Peaceful setting with strong community feel
- Moments to Streatham Common station; close to Streatham (Thameslink)
- Near High Road and Mitcham Lane amenities, Leisure Centre &

A bright two-bedroom garden flat set within a handsome period building on a quiet, well-connected residential road. A central hallway introduces calm, neutral interiors and practical touches, including a handy utility cupboard just by the entrance. To the rear, a generous living/dining room opens directly onto the private garden via French doors- perfect for easy indoor-outdoor life. The separate kitchen is well planned with fitted cabinetry and worktops, while two restful bedrooms sit off the hall alongside a stylish bathroom.

The rear garden is a real highlight: broad, leafy and child-friendly, with plenty of room to relax, play and entertain. At the far end, a smart, powered studio provides an ideal work-from-home space, creative workshop or gym, with room left over for additional storage.

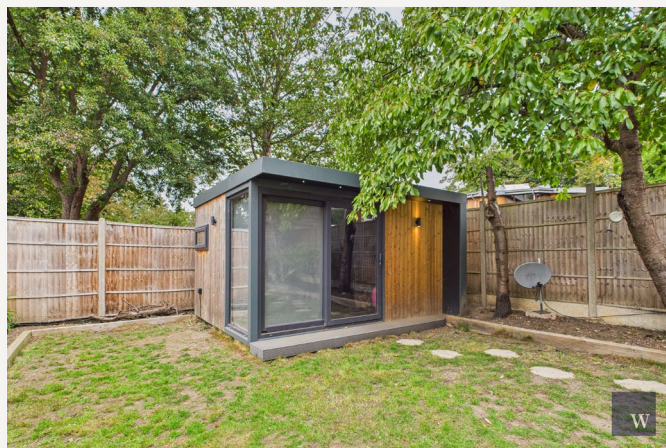
Conyers Road enjoys a cut-through at the bottom that takes you straight to Streatham Common station for quick services to London Victoria. Streatham (Thameslink) is also close by for Blackfriars, Farringdon and St Pancras. Everyday amenities abound along the High Road - supermarkets, cafés, restaurants, bars, the Leisure Centre and Ice Rink—while Mitcham Lane offers a great mix of independent shops and pubs. Green space is

Streatham

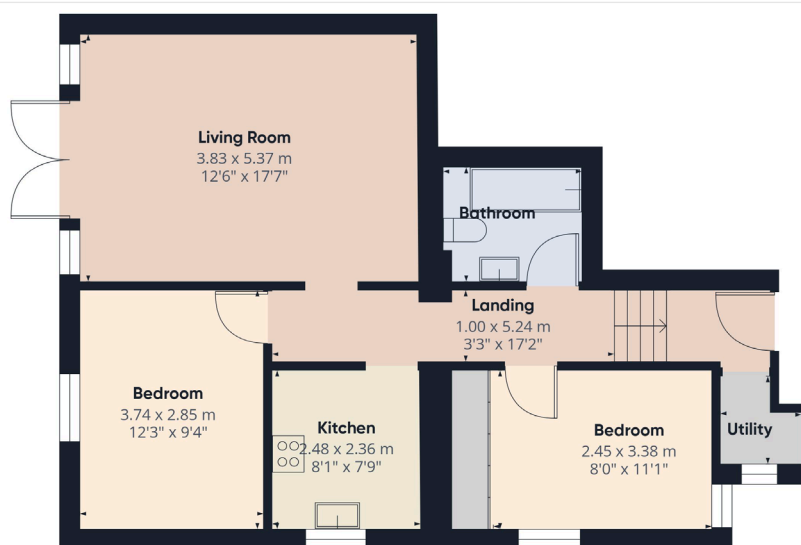
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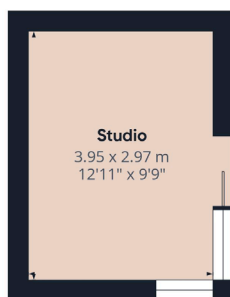
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Ground Floor Flat



Garden Outbuilding

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Approximate total area⁽¹⁾
72.6 m²
780 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	69 C	69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 118 year and 3 months

Service Charge: £1720 per annum

Council Tax Band: C

EPC rating: C

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