



Montrell Road, SW2

£675,000 *Leasehold*



KEY FEATURES

- Two-bedroom period conversion
- Landscaped private garden
- Direct garden access from kitchen and bedroom
- Stylishly refurbished throughout
- High ceilings and period features
- Modern kitchen and bathroom
- Quiet residential road
- Excellent transport connections

Situated on a tree-lined residential street between Streatham Hill and Clapham Park, this beautifully refurbished two-bedroom flat occupies the ground floor of a handsome period conversion and benefits from a thoughtfully landscaped private garden.

The flat has been extensively updated throughout, with crisp finishes and considered detail. A spacious reception room sits at the front of the property, with high ceilings, large sash windows, and original cornicing, creating a bright and airy entertaining space. The contemporary kitchen is positioned at the centre of the home, complete with shaker-style cabinetry, metro-tiled splashback, and sleek integrated appliances. French doors lead directly onto a smartly

presented patio and lawned garden — ideal for summer evenings or alfresco dining.

The principal bedroom is positioned at the rear of the home, also offering French doors and leafy garden views. A second bedroom sits just off the hallway, making it ideal for guests or remote working. A modern tiled bathroom with a shower-over-bath completes the plan.

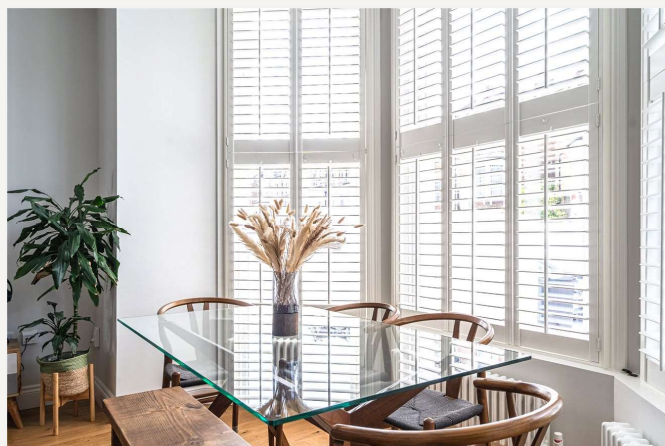
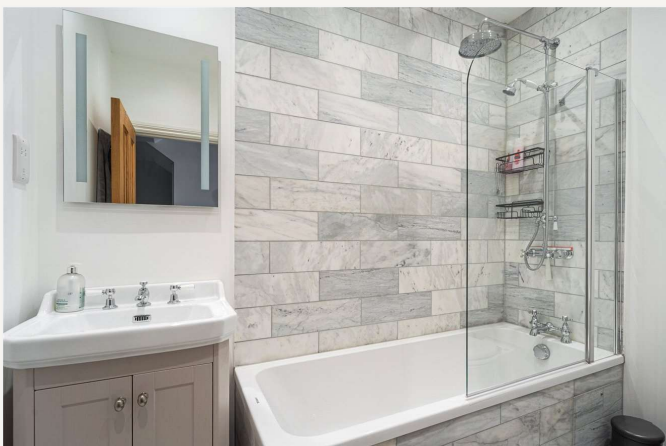
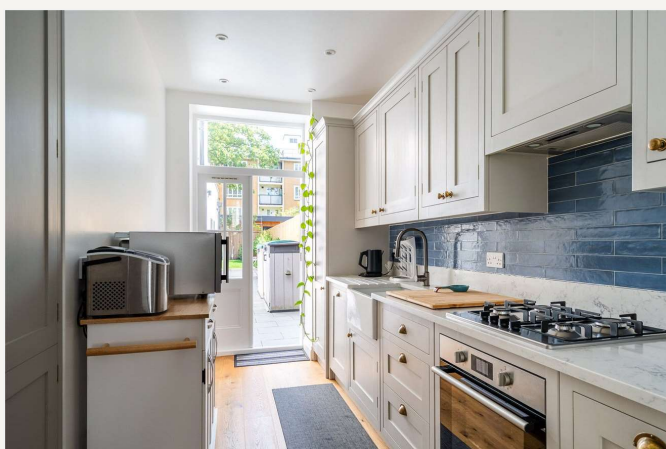
Montrell Road is a quiet, well-connected street with excellent access to a range of local hotspots. Streatham Hill station is within walking distance and offers fast trains to Victoria. Balham (Northern Line), Brixton (Victoria Line), and Clapham South are all easily accessible by bus. The green spaces of Tooting Bec Common and Clapham Common are nearby, and residents are also close to the cafés and restaurants of Abbeville Village and Streatham High Road.

Streatham

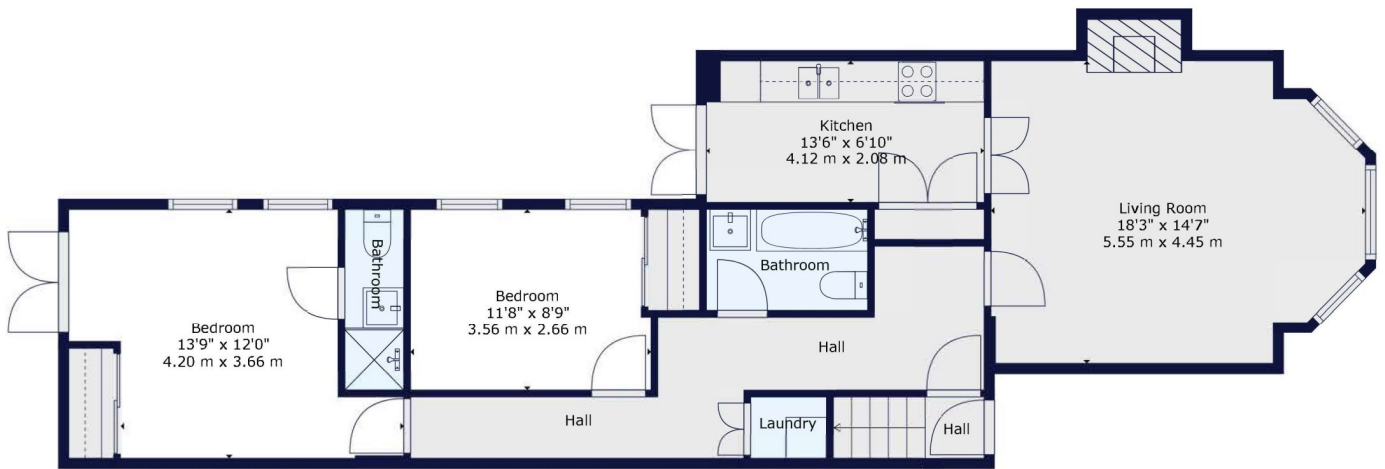
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TOTAL: 880 sq. ft, 82 m²
GROUND FLOOR: 880 sq. ft, 82 m²

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	72 C
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 122 year and 1 months

Service Charge: £584 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

EPC rating: D

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