



Estreham Road, SW16

OIEO £400,000 *Freehold*



KEY FEATURES

- Freehold two-bedroom house
- Private garage and front garden
- Open-plan kitchen and living area
- Bright and well-proportioned bedrooms
- Modern family bathroom
- Moments from Streatham Common Station
- Excellent transport links to Victoria & London Bridge
- Close to local cafés, shops, and Streatham Common

Tucked away on a quiet residential road, this well-presented two-bedroom freehold house offers a fantastic blend of space, convenience, and practicality. The property benefits from a private garage, a front garden, and an immaculate interior, making it an ideal choice for first-time buyers or those seeking a well-connected London home.

The ground floor features a bright and airy open-plan kitchen and living area, thoughtfully designed to maximise space and natural light. Upstairs, two well-proportioned bedrooms provide comfortable accommodation, complemented by a modern family bathroom.

A standout feature of this home is the private garage, offering valuable off-street parking or additional storage—a rare benefit in this sought-after location.

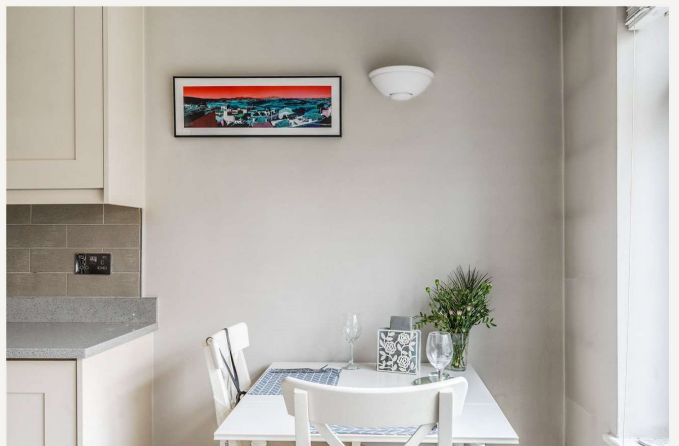
Estreham Road is ideally positioned less than a minute's walk from Streatham Common Station, providing fast train services to London Victoria (17 mins) and Balham Underground (4 mins) with onward connections to the Northern Line. Streatham Station is also nearby, offering direct links to King's Cross, London Bridge, and Blackfriars via City Thameslink.

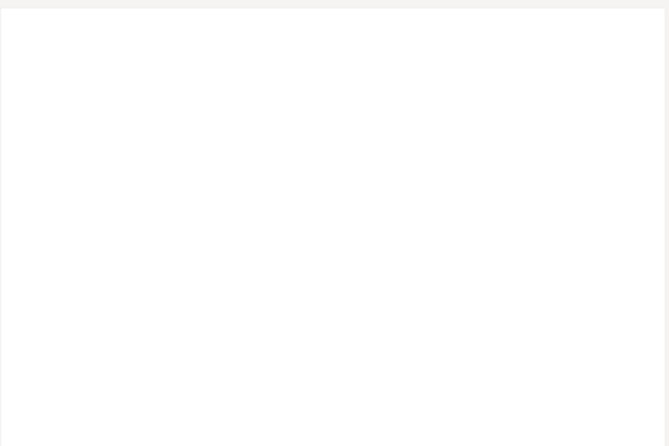
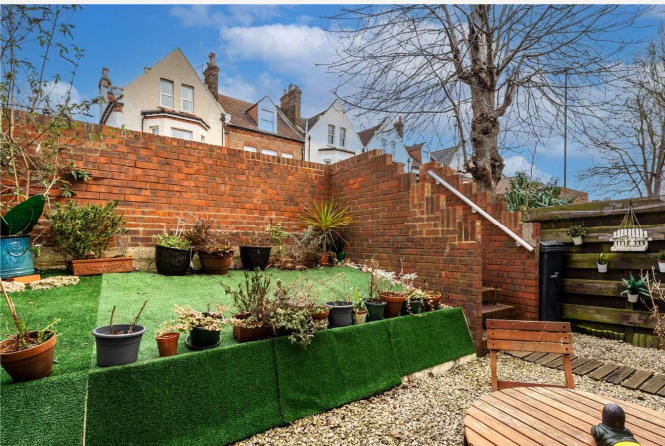
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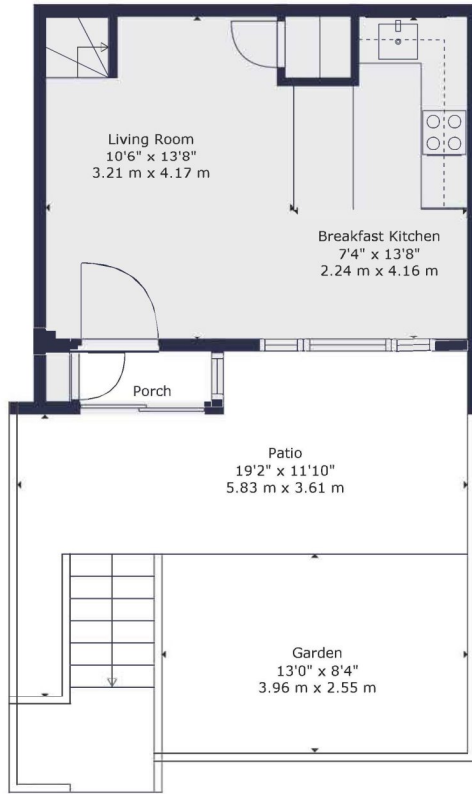
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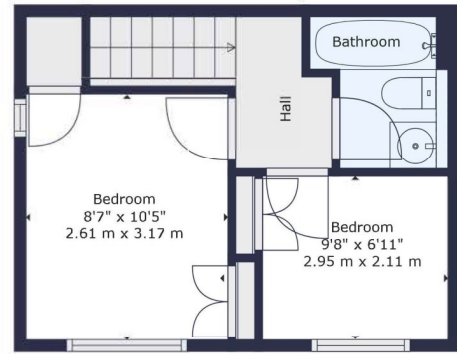
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Floor 1



Floor 2

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TOTAL: 491 sq. ft, 46 m²
 FLOOR 1: 245 sq. ft, 23 m², FLOOR 2: 246 sq. ft, 23 m²
 EXCLUDED AREAS: PATIO: 195 sq. ft, 18 m², GARDEN: 109 sq. ft, 10 m², PORCH: 12 sq. ft, 1 m², UNDEFINED: 2 sq. ft, 0 m²

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MATERIAL INFO

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

EPC rating: C

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