



Shelburne House, Fayland Avenue, SW16

£375,000 *Leasehold*

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KEY FEATURES

- South-west facing balcony with leafy outlook
- Bright reception with defined dining area
- Separate fitted kitchen with good storage
- Two proper double bedrooms; principal with wardrobes
- Smart bathroom with over-bath shower and heated rail
- New boiler to the flat; building with new roof; lift in building
- Free private parking – no permit required
- Excellent transport links & green spaces nearby

Set on the upper floor of Shelburne House and served by a lift, this bright and well-presented home is ready to move into. A new boiler in the flat and a recently renewed roof to the building provide peace of mind for years ahead. Inside, a calm reception opens to a private south-west facing balcony that catches the afternoon and evening sun—perfect for an easy supper or unwinding after work. There's comfortable space to dine and the outlook is pleasingly leafy. A separate kitchen sits alongside the living space with generous worktops, plenty of cabinetry and a practical layout for everyday cooking. Both bedrooms are genuine doubles, each with fitted wardrobes; the principal has extensive storage while the second makes a great guest room or work-from-home space. The bathroom is neatly finished with built-in storage, an over-bath shower and a heated towel rail. A welcoming hallway, double-glazed windows and tasteful décor throughout add to the move-in feel.

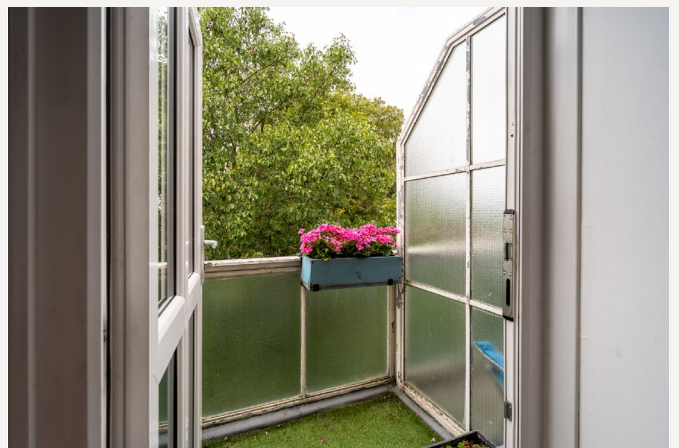
Shelburne House is tucked just off Streatham High Road, placing shops, cafés and everyday conveniences on the doorstep. Streatham Hill, Streatham and Streatham Common stations are all within easy reach for fast links to Victoria, London Bridge, Blackfriars and St Pancras via Thameslink, while Tooting Bec (Northern Line) is also walkable. Frequent buses run along the High Road, and wide green spaces at Tooting Bec Common are close by, with Brockwell Park a short ride away. Local favourites include independent spots along the High Road, from brunch cafés to friendly pubs and wine bars.

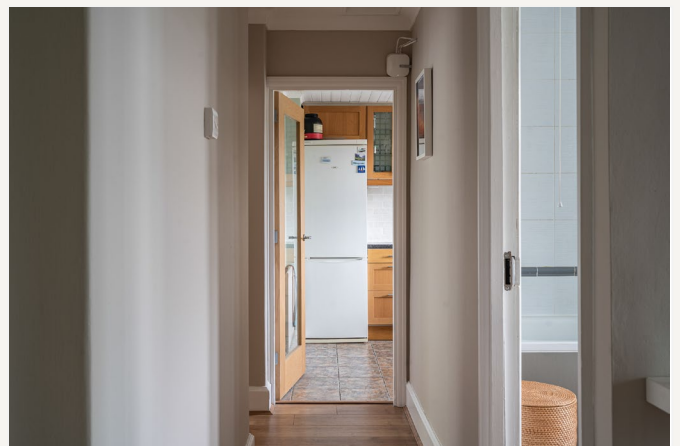
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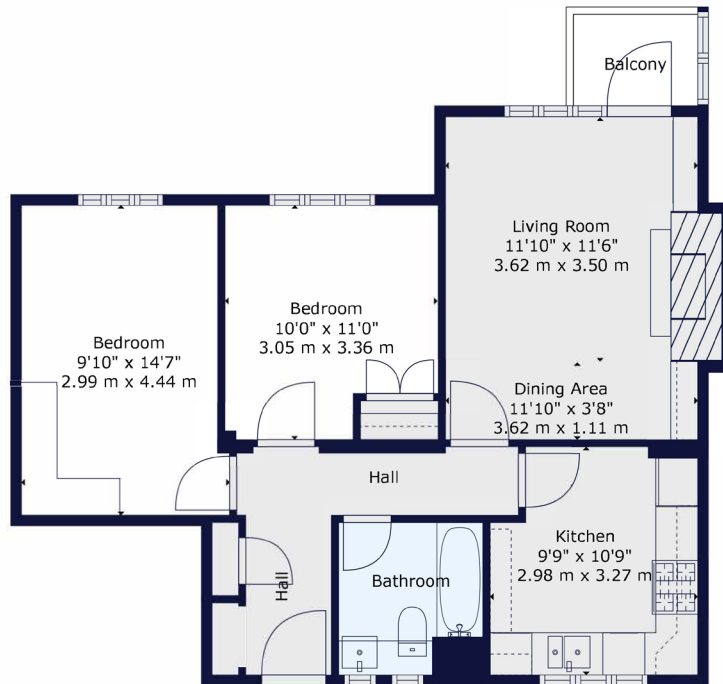
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TOTAL: 688 sq. ft, 64 m²
FOURTH FLOOR: 688 sq. ft, 64 m²
EXCLUDED AREAS: BALCONY: 25 sq. ft, 2 m²

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	61 D
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 86 years and 6 months

Service Charge: £2165 per annum

Council Tax Band: B

EPC rating: D

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