



CONYERS ROAD, SW16
£350,000 LEASEHOLD

A BRIGHT GROUND FLOOR TWO BEDROOM VICTORIAN CONVERSION FLAT

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DESCRIPTION

This charming ground floor flat is set within an attractive semi-detached Victorian House in Conyers Road off Mitcham Lane, close to Streatham Station (Thameslink.) Tooting Bec Common and Streatham Common are close by.

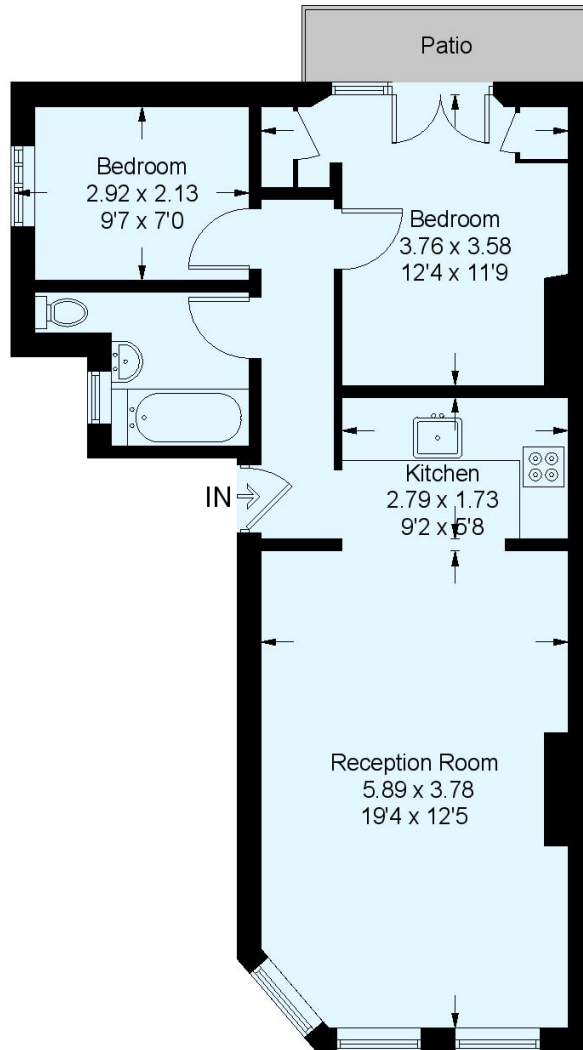
The property's main feature is the large reception and dining room which extends some 19ft and has high ceilings, wooden floor boards and large sash windows to the front. The rest of the accommodation comprises: an open-plan fitted kitchen, a good-sized double bedroom, a single/small double bedroom and a white bathroom. There is a small patio to the rear off the main bedroom, perfect for al-fresco dining.

Conyers Road is a quiet residential road that has a pedestrian walkway at the bottom that leads straight through to Streatham Common station (an easy commute to London Victoria.) Streatham (Thameslink) station offers a good service into the City and is also close by. There are plenty of shops and restaurants/bars etc. as well as the Leisure Centre and Ice Rink on the Streatham High Road. Mitcham Lane also has a range of local independent shops and pubs.



Conyers Road, SW16

Approximate Floor Area = 54.0 sq m / 581 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)



Ground Floor 54.0 sq m / 581 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID640400)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 88 year and 3 months

Service Charge: £2176 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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