



## Mount Nod Road, SW16

£575,000 *Leasehold*

2  1  1 

### KEY FEATURES

- Victorian bay fronted maisonette
- Two generous double bedrooms
- Bright reception room
- Modern fitted kitchen
- Private rear garden
- Well maintained throughout
- Close to Streatham Hill station
- Near Streatham Common

Set within an attractive Victorian building on Mount Nod Road, this charming bay fronted maisonette offers beautifully maintained accommodation with a warm, homely feel and a private garden to the rear. The home is entered via its own front door, leading into a central hallway that sets the tone with a calm, cared for finish. To the front sits a welcoming reception room, centred around a classic bay window that brings in excellent natural light and creates a lovely sense of space. This is an easy room to live in, with plenty of flexibility for relaxing, hosting or setting up a work from home corner. Moving through the property, the layout continues to feel well balanced, with two generous double bedrooms positioned to suit both everyday living and guest use. The kitchen is fitted with modern units and good worktop space, creating a practical hub for day-to-day life, while the overall finish strikes a comfortable balance between period character and modern convenience. To the rear, the private garden provides a peaceful outdoor retreat, ideal for summer dining, entertaining or simply enjoying a quiet moment outside.

Mount Nod Road is well placed for the amenities and transport links of Streatham Hill, with the station within easy reach and providing direct services into central London. The area offers a strong mix of cafés, restaurants, shops and gyms, while Brixton is also easily accessible for a wider selection of bars, markets and the Victoria line. For green space, Streatham Common and The Rookery are close by, offering a brilliant setting for weekend walks and outdoor time.

### Streatham

020 8769 6699 | [streatham@winkworth.co.uk](mailto:streatham@winkworth.co.uk)

**Winkworth**

for every step...











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 103 years and 10 months  
**Council Tax Band:** C  
**EPC rating:** D

**Streatham**

020 8769 6699 | streatham@winkworth.co.uk

**Winkworth**

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.