



Stanthorpe Road, SW16

Offers IEO: £325,000 *Leasehold*

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KEY FEATURES

- Third-floor apartment with enhanced privacy
- Spacious reception and dining area
- Modern separate kitchen with integrated appliances
- Two double bedrooms, one currently used as a home study
- Well-appointed bathroom suite
- Streatham Station (Thameslink) nearby
- Close to Streatham Common, leisure centre & supermarkets

A bright and stylish two-bedroom apartment in the heart of Streatham, offering modern living, excellent transport links and a more peaceful elevated setting. This beautifully presented two-bed flat combines light-filled interiors with practical design and convenience. The spacious reception and dining room is ideal for entertaining or unwinding, with large windows that flood the space with natural light. A separate contemporary kitchen, fitted with sleek cabinetry, quality worktops and integrated appliances, provides a smart and highly functional cooking space. Both generously proportioned bedrooms can accommodate a double bed, offering versatile options for family living, guests or dedicated home office space. A spacious bathroom suite, with a bath, shower and large storage cupboard, completes the accommodation.

Set in an elevated position, the apartment enjoys reduced street noise and greater privacy, while Streatham High Road's array of shops, cafés and amenities are only moments away. Streatham Station (Thameslink and Southern) is within easy reach, providing direct connections into the City, while leisure highlights such as the Leisure Centre, Streatham Common, Ice Rink, Aldi and M&S Food Hall are all a short walk away. This property offers the perfect balance of convenience, comfort, and community, making it an ideal home for professionals, couples or young families looking to enjoy all that Streatham has to offer.

Streatham

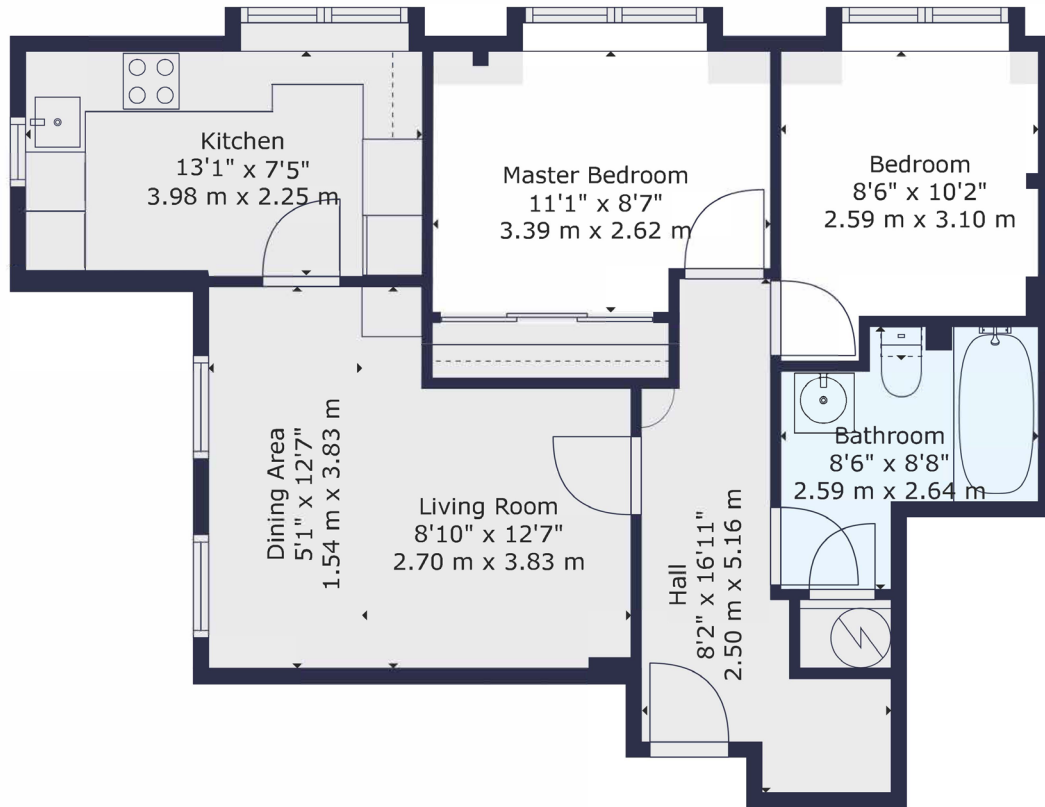
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TOTAL: 620 sq. ft, 57.6 m²

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MATERIAL INFO

Tenure: Leasehold

Term: 156 year and 9 months

Service Charge: £810 per annum

Council Tax Band: B

EPC rating: E

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