



HARBOROUGH ROAD, SW16  
£599,950 SHARE OF FREEHOLD

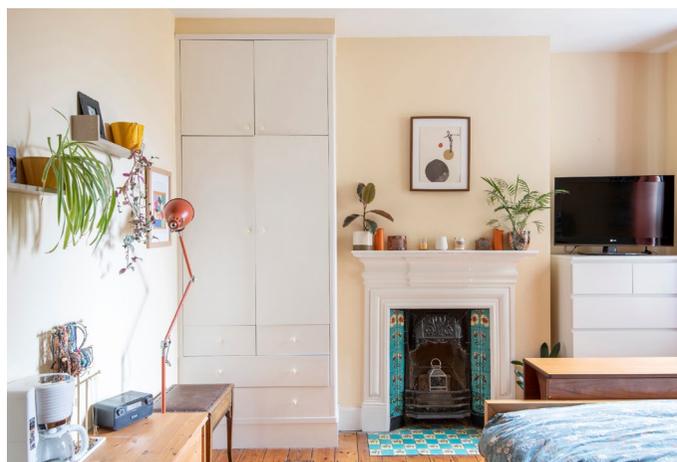
Winkworth



## HARBOROUGH ROAD, SW16

**We are delighted to offer for sale this light-filled two double bedroom Victorian maisonette. The property is exceptionally well-laid out and provides a well-organised and spacious family home.**

Available for sale exclusively through Winkworth and boasting a generous 880 sq. ft. of living space, this property offers a modern, airy and uncluttered aesthetic, complete with high ceilings, original features and an abundance of natural light streaming in through large windows and glazed doors. Upon entering through the private street entrance and into the inviting hallway, you are led onto a spacious reception room with beautiful wooden flooring, a feature fireplace and large sash windows to the front of the property. The two double bedrooms are equally impressive, each featuring fitted wardrobes, feature fireplaces and large sash windows overlooking the charming patio garden. The family bathroom has a bath with a shower overhead, a wash hand basin and there is a separate WC adjacent. The bright and spacious kitchen/dining room is equipped with fitted wall and base cupboards, a breakfast/island unit and all the usual appliances. The south-facing patio garden can be accessed via a convenient side door and is perfect for summer entertaining. With ample storage throughout and decorated in bright, cheerful colours, this property exudes a vibrant and happy atmosphere. Harborough Road is a tree-lined residential street is in close proximity to Streatham Common and the English Heritage protected Rookery Gardens. Here you will find a popular cafe and Streatham's very own microbrewery. There are excellent local schools with high Ofsted ratings. The nearest transport is from Streatham station (Thameslink) or Streatham Common station with speedy links to the City and West End. There are many excellent local amenities, gastropubs, restaurants and shops on the bustling High Road including a new M&S Food Hall and an Aldi. There is also a modern leisure centre including an Olympic swimming pool and an Ice Rink.



### AT A GLANCE

- Victorian Maisonette (Ground Floor)
- Reception Room
- Two Double Bedrooms
- Family Bathroom
- Kitchen/Dining Room
- Ample Storage
- Private Patio Garden
- Share of Freehold (957 years left)
- Lambeth Council Tax Band: D
- Sole Agent

### DIRECTIONS

Streatham



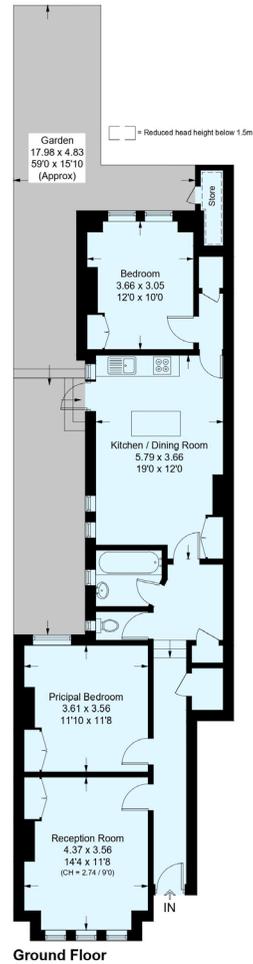
## Harborough Road, SW16

Approximate Floor Area = 81.9 sq m / 881 sq ft sq ft

Store = 1.3 sq m / 14 sq ft sq ft

Total = 83.2 sq m / 895 sq ft sq ft

Including Limited Use Area & Store (1.3 sq m / 14 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. (ID949051)

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

[winkworth.co.uk](http://winkworth.co.uk)

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.

Winkworth