



## Nicholls Mews, SW16

Offers IEO: £550,000 *Freehold*



### KEY FEATURES

- Refurbished freehold two-bedroom house
- Gated mews development
- Allocated parking space
- Newly fitted kitchen and flooring
- Contemporary bathroom with walk-in shower
- Private garden terrace
- Open-plan kitchen/living/dining space
- Excellent transport links nearby

Tucked away within a quiet gated mews development just moments from the heart of Streatham, this beautifully refurbished two-bedroom freehold house offers stylish, contemporary living in a peaceful yet well-connected setting. Recently updated throughout, the home has been finished to a high standard with a new kitchen, flooring, and bathroom, combining modern design with a warm, homely feel. The ground floor opens with a welcoming hallway and guest WC leading into a bright open-plan kitchen, living, and dining area - ideal for entertaining or relaxing. The newly fitted kitchen features sleek cabinetry, integrated appliances, and solid worktops, while full-width glazed doors open directly onto a private garden terrace, perfect for alfresco dining or morning coffee. Upstairs, there are two well-proportioned double bedrooms, both with fitted wardrobes and excellent natural light. The stylish new bathroom includes twin sinks, elegant black fixtures, and a walk-in shower with striking modern finishes. The property also benefits from an allocated parking space, making it both practical and convenient for city living.

Nicholls Mews is a discreet, well-maintained gated development located close to Streatham and Streatham Hill stations, offering fast links into London Bridge, Blackfriars, and Victoria. Streatham High Road lies moments away, with its vibrant selection of cafés, restaurants, shops, and green spaces including Tooting Bec Common and Streatham Common.

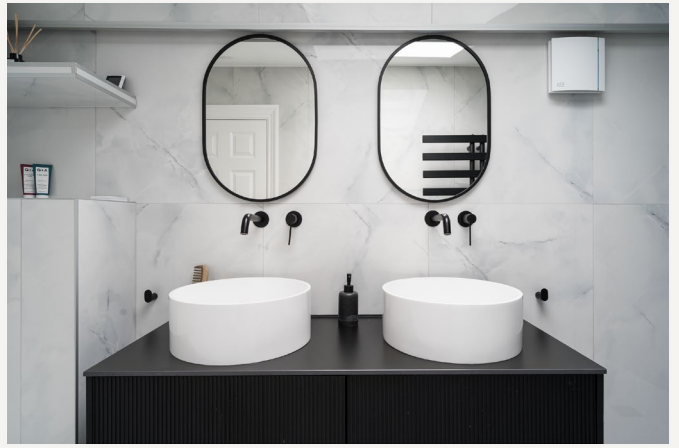
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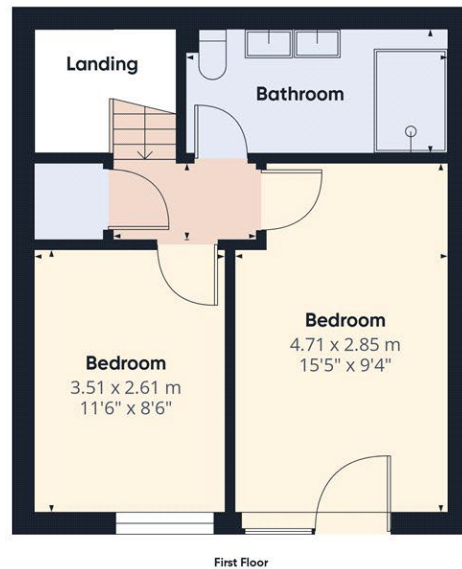
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806 ft<sup>2</sup>149 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** D  
**EPC rating:** C

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