



Tankerville Road, SW16

£425,000 *Leasehold*



KEY FEATURES

- Victorian conversion flat
- Two double bedrooms
- Bay fronted reception
- Separate fitted kitchen
- Well proportioned layout
- Excellent natural light
- Convenient transport links
- Close to Streatham Common

Set within a handsome semi-detached Victorian building, this well-proportioned conversion offers bright, practical living with a classic layout that suits both first time buyers and investors alike. The flat is accessed via the communal staircase and opens into a central hallway that keeps the living and sleeping spaces nicely defined. To the front sits a generous reception room, with an attractive bay window drawing in excellent natural light and creating a comfortable setting for relaxing or entertaining. The separate kitchen is positioned to the rear and is well arranged with good worktop space and room for everyday dining. There are two bedrooms, both genuine doubles, making the home ideal for sharers, a growing household, or anyone wanting a dedicated guest room or home office. A smart family bathroom sits off the hallway, completing a layout that feels straightforward, spacious, and easy to live in.

Tankerville Road is a popular residential street ideally placed for the everyday convenience and green open space that make this pocket of Streatham so well loved. Streatham Common and the beautifully kept Rookery Gardens are close by for morning walks and weekend downtime, while Streatham High Road offers a strong mix of cafés, independent shops, restaurants and well regarded local pubs. Transport links are excellent, with Streatham Common station and Streatham station (Thameslink) both within easy reach, alongside frequent bus routes connecting you to Brixton, Balham and central London. You are also well positioned for Streatham Ice and Leisure Centre, a choice of sought after schools, and a genuine community feel.

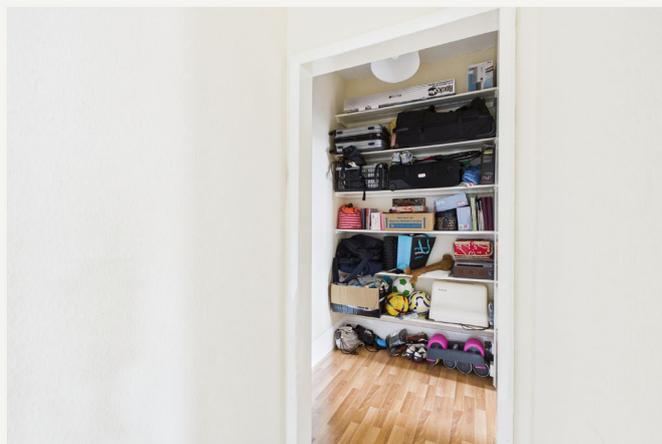
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Approximate total area[®]
80.8 m²
870 ft²

Reduced headroom
1.4 m²
16 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

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		
69-80	C		81 B
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold
Term: Brand new 999 year lease
Council Tax Band: C
EPC rating: C

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