



Estreham Road, SW16

£500,000 *Leasehold*



KEY FEATURES

- Handsome Victorian exterior with striking arched entrance
- Hedged gravel driveway offering off-street parking
- Secluded decked patio—perfect for morning coffee or evening drinks
- Bright living/dining room with sash windows and high ceilings
- Separate fitted kitchen with good storage
- Two well-proportioned bedrooms
- Smart white bathroom with shower over bath
- Moments from Streatham Common parkland and two mainline stations

Tucked behind a handsome arched porch, Flat A sits within an attractive Victorian building on Estreham Road and enjoys its own private front door, a hedged-in gravel driveway for off-street parking and a leafy patio garden. A gravel path framed by mature hedging leads to the main entrance and provides handy space for bikes or a small potting area. Around the corner, a secluded decked terrace catches the afternoon sun—ideal for coffee, container gardening or an alfresco supper.

Inside, a calm, light-filled living/dining room is framed by tall sash windows and high ceilings, creating an easy space to relax or entertain. A separate fitted kitchen offers good storage and clear worktops, while two comfortable bedrooms and a neat white bathroom complete the layout.

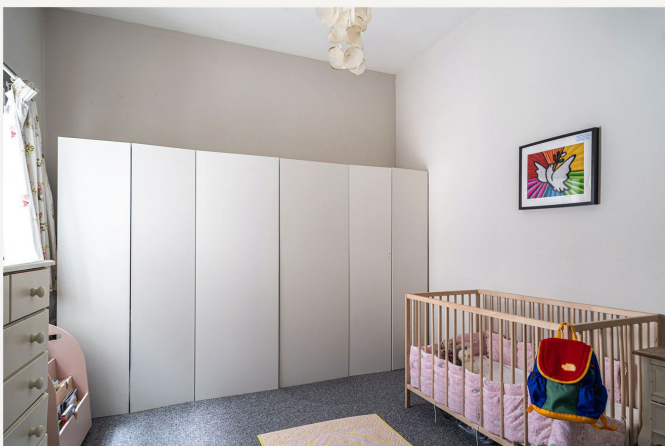
Estreham Road is a quiet residential street moments from Streatham Common and The Rookery, with everyday shops and independent cafés dotted along Greyhound Lane and Streatham High Road. Streatham and Streatham Common stations provide quick links into the City, the West End and St Pancras International, and there are numerous bus routes on the High Road for easy local travel.

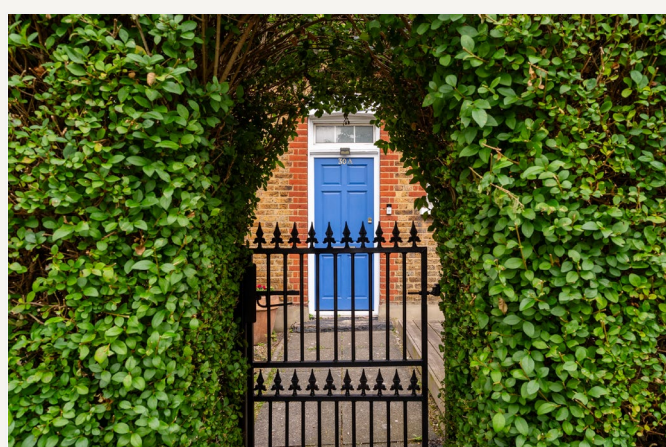
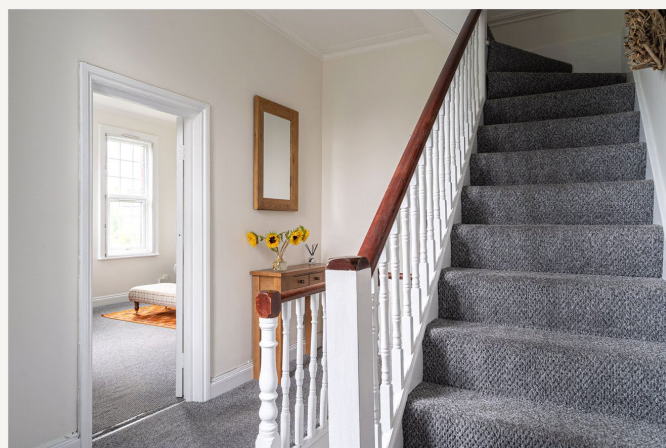
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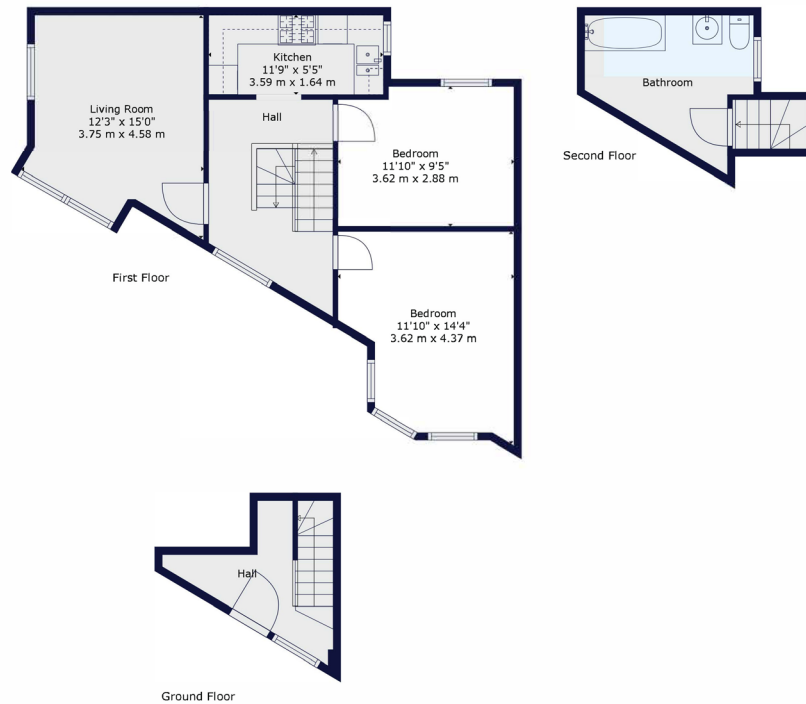
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TOTAL: 754 sq. ft, 70 m²
GROUND FLOOR: 68 sq. ft, 6 m², FIRST FLOOR: 581 sq. ft, 54 m², SECOND FLOOR: 61 sq. ft, 6 m²

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.



MATERIAL INFO

Tenure: Leasehold

Term: 88 year and 9 months

Ground Rent: £200 Annually

Council Tax Band: C

EPC rating: To be confirmed

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