



## Barrhill Road, SW2

£350,000 *Leasehold*



### KEY FEATURES

- Large full length balcony
- Bright generous living room
- Separate fitted kitchen
- Double bedroom secondary glazing
- Modern bathroom suite
- Practical central hallway
- Balcony access from rooms
- Close to Streatham Hill

Set within a smart modern building just off Streatham High Road, this bright one-bedroom flat is beautifully straightforward in layout and brilliantly liveable day to day. A central hallway draws you through to a generous living room with plenty of space for both lounging and dining, and with direct access out to an impressive full-length balcony that stretches the width of the home, perfect for a morning coffee, an evening wind-down, or a few potted herbs in the sun. The kitchen sits just off the main living space, neatly arranged for everyday cooking without dominating the room. The double bedroom is calm and well-proportioned, benefitting from secondary glazing for added comfort and quiet, while the bathroom is cleanly finished and well positioned off the hallway. Overall, it is a light, easy flat with a fantastic outdoor element and a location that makes London living genuinely convenient.

Barrhill Road sits just off Streatham High Road, placing a wide range of cafés, bars, restaurants and everyday amenities right on your doorstep. Local highlights include a large Starbucks, M&S Foodhall, independent cafés, yoga studios and characterful local shops. Streatham Hill station is within easy reach, offering fast and regular services to Victoria (approximately 17 minutes) and Clapham Junction, while numerous bus routes provide swift connections to Brixton and the Victoria line. The area is well served for both convenience and connectivity, making it ideal for modern London living.

### Streatham

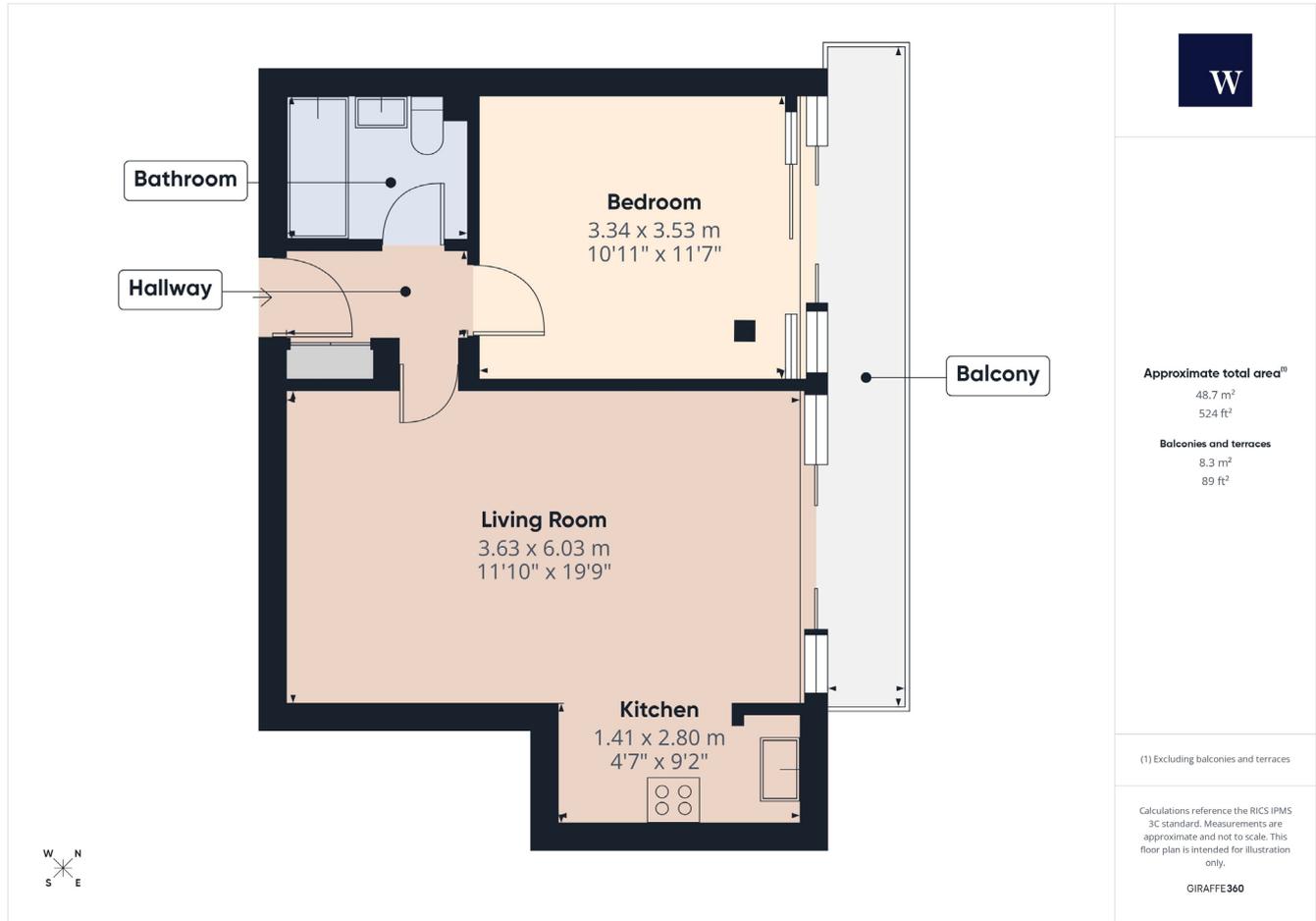
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

### MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 182 year and 6 months  
**Service Charge:** £3336 per annum  
**Council Tax Band:** C  
**EPC rating:** D

**Streatham**

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