



BABINGTON ROAD, SW16
£700,000 LEASEHOLD

STRIKING VICTORIAN GARDEN FLAT IN PRIME STREATHAM LOCATION

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DESCRIPTION:
Set within a handsome Victorian building in the heart of Streatham, this beautifully extended three-bedroom garden flat combines elegant period charm with stylish modern living.

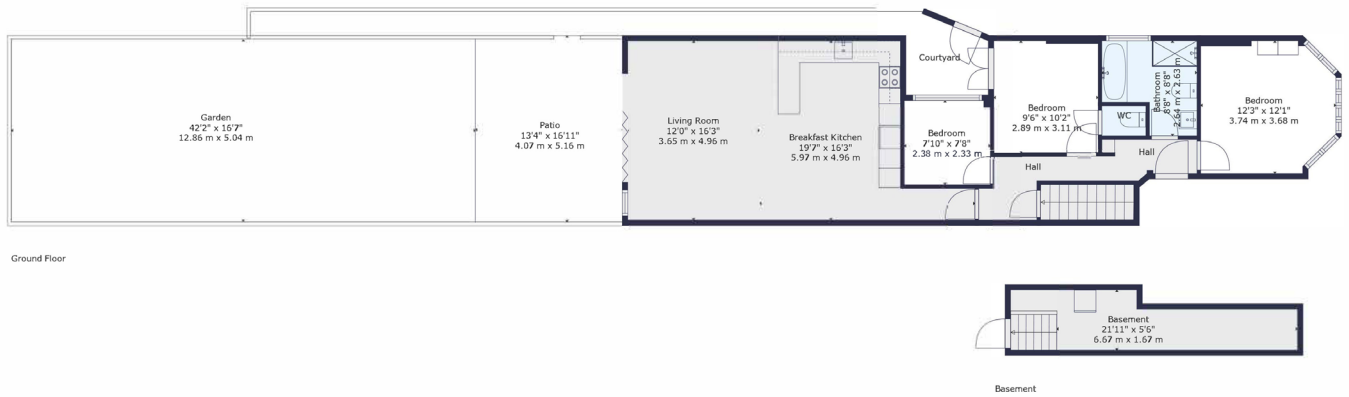
From the moment you enter, you're welcomed by warm interiors and well-balanced proportions. The heart of the home is the expansive open-plan kitchen and reception room, bathed in light from three overhead skylights and full-width bi-folding doors. These open seamlessly onto a large private garden — thoughtfully landscaped with raised beds, mature planting, and a decked patio perfect for outdoor dining or summer entertaining.

The principal bedroom sits at the front of the property, complete with a wide bay window and plantation shutters, while the second double bedroom overlooks the garden and offers direct access to the outside. The third bedroom, currently used as a nursery, works equally well as a home office or guest space. A sleek family bathroom with contemporary fittings sits just off the hallway. The flat also benefits from a large basement, ideal for storage or future development potential (STPP).

Babington Road is a tree-lined residential street perfectly positioned between Streatham and Streatham Common stations, offering fast and frequent services into London Bridge, Clapham Junction and the City. You'll find two large commons, a range of independent cafés, restaurants, gyms, and shops — including Tesco Extra, M&S Foodhall and Aldi — all just moments away.







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TOTAL: 1031 sq. ft, 96 m²
 EXCLUDED AREAS: COURTYARD & SIDE ACCESS: 177 sq. ft, 16 m², GARDEN: 701 sq. ft, 65 m², PATIO:
 223 sq. ft, 21 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.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Leasehold

Term: 106 year and 3 months

Service Charge: £1000 per annum

Ground Rent: £100 Annually

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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