



WAVERTREE ROAD, SW2  
£1,695 PER MONTH

## A BRIGHT AND SPACIOUS ONE DOUBLE BEDROOM VICTORIAN CONVERSION FLAT LOCATED ON STREATHAM HILL

Streatham | 0208 769 6699 | [streatham@winkworth.co.uk](mailto:streatham@winkworth.co.uk)

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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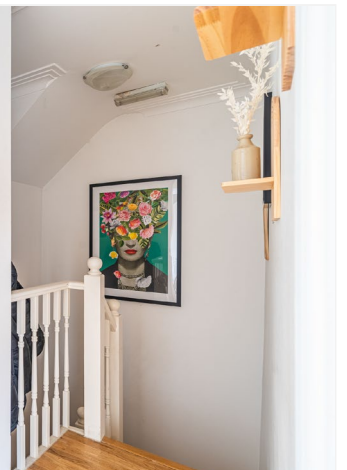
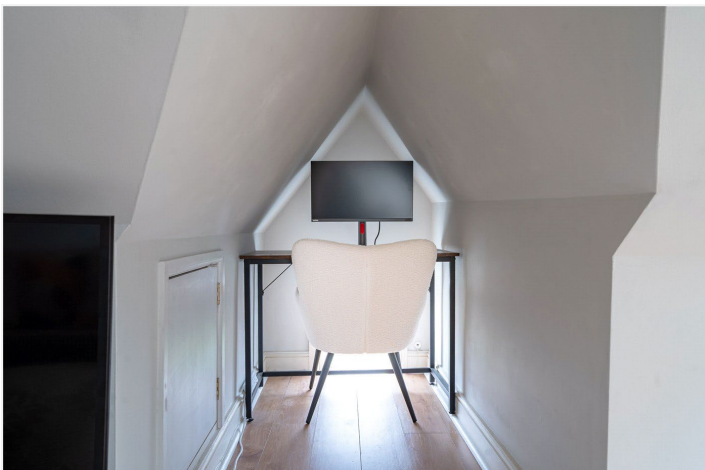




## DESCRIPTION:

Available exclusively through Winkworth we're delighted to present this bright top-floor conversion flat within a charming semi-detached Victorian house. The spacious 27ft. open-plan living area, adorned with Velux windows, floods the space with natural light. The front-facing reception room seamlessly blends with the fitted kitchen at the rear, featuring a breakfast bar and standard appliances. The well-proportioned double bedroom boasts fitted wardrobes, while the modern bathroom offers all contemporary fittings including a rain shower. This well-maintained property showcases wood flooring throughout and provides ample storage in the eaves.

Wavertree Road is a quiet and pretty, tree-lined, sought-after residential street just off Streatham Hill with a local park, Hillside Gardens at the top end. The property is handy for transport at Streatham Hill station (Victoria in 17 mins), Brixton tube and Tulse Hill station, and close to various green spaces with Tooting Common a mere 10-minute walk away. There is plentiful shopping and many diverse and lively local restaurants, coffee shops and bars near-by.





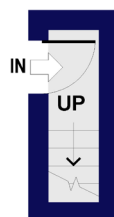


## Wavertree Road, SW2

Approx. Gross Internal Floor Area 560 sq. ft / 52.01 sq. m  
(Including Restricted Height & Eaves)



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 541 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 19 SQ FT

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 CP Creative. 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.

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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.

**Deposit:** 5 weeks rent

**Holding Deposit:** 1 weeks rent

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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