



STANTHORPE CLOSE, LONDON, SW16
£625,000 LEASEHOLD

**ELEGANTLY EXTENDED THREE-BEDROOM
 TOWNHOUSE WITH PRIVATE PATIO,
 BALCONIES, AND ABUNDANT STORAGE
 MOMENTS FROM STREATHAM COMMON**

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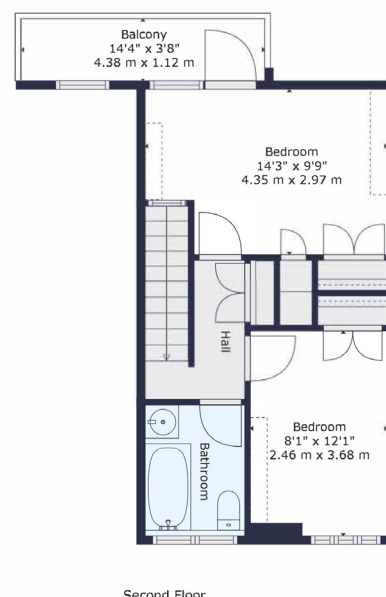
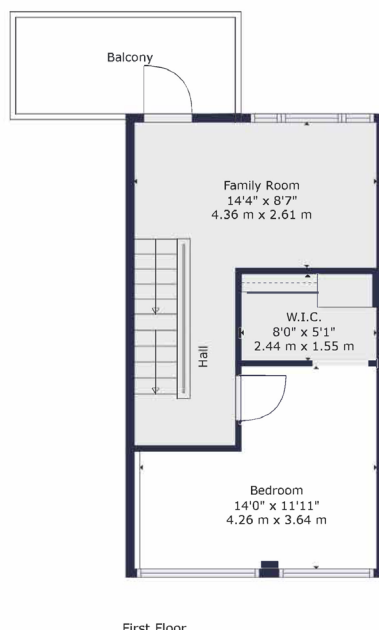
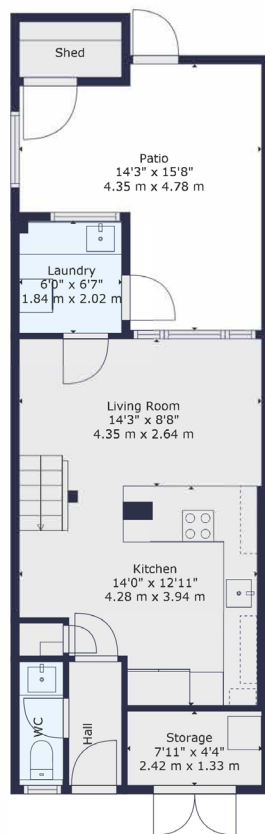
DESCRIPTION:

The ground floor welcomes you with a bright and spacious kitchen, extended into the former garage to create a larger, more functional layout. This elegant culinary space includes sleek cabinetry with integrated underlighting, a custom kitchen mirror feature, underfloor heating, a hot water tap, and plenty of space for dining and entertaining. A separate laundry room and an exceptional amount of in-built storage—so substantial the current owner downsized from a five-bedroom house—ensure the home is as practical as it is stylish. The living area opens out to a private, low-maintenance patio garden with direct access to beautifully landscaped communal grounds—set to be further enhanced in summer 2025 with the development of a resident-designed rain garden, part of an upcoming green infrastructure upgrade. On the first floor, two well-proportioned bedrooms are accompanied by a stylish family bathroom. Plantation shutters frame the windows and add a polished finish throughout. The top floor is dedicated to the principal suite—a serene retreat featuring a generous walk-in closet, further fitted storage, and access to a private balcony with leafy views. A second balcony, accessed from the first-floor bedroom, further enhances the indoor-outdoor connection. On this floor a snug room offers further versatility and can be used as an additional entertaining space, children’s play area or home office. Additional highlights include newly installed fencing, smoke detectors in every room for added peace of mind, two off-street parking spaces, and a fantastic sense of flow and light throughout.

Located just off the A23, Stanthorpe Close is ideally positioned for access into the City and West End via Streatham and Streatham Common stations. The stunning Rookery Gardens and café, protected by English Heritage, are moments away, as is Tooting Bec Common and its iconic Lido. Streatham Ice Rink, the leisure centre, and an array of major supermarkets—including M&S Food Hall, Aldi, Sainsbury’s, and a 24-hour Tesco superstore—are all within walking distance.







TOTAL: 1132 sq. ft, 105 m2

GROUND FLOOR: 380 sq. ft, 35 m2, FIRST FLOOR: 376 sq. ft, 35 m2, SECOND FLOOR: 376 sq. ft, 35 m2 EXCLUDED AREAS: STORAGE: 35 sq. ft, 3 m2, SHED: 20 sq. ft, 2 m2, PATIO: 171 sq. ft, 16 m2, BALCONY: 127 sq. ft, 12 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.



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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.

Tenure: Leasehold

Term: 83 years and 4 months

Service Charge: £2760 per annum

Ground Rent: £10 per annum

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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