



STANTHORPE CLOSE, LONDON, SW16  
£625,000 LEASEHOLD

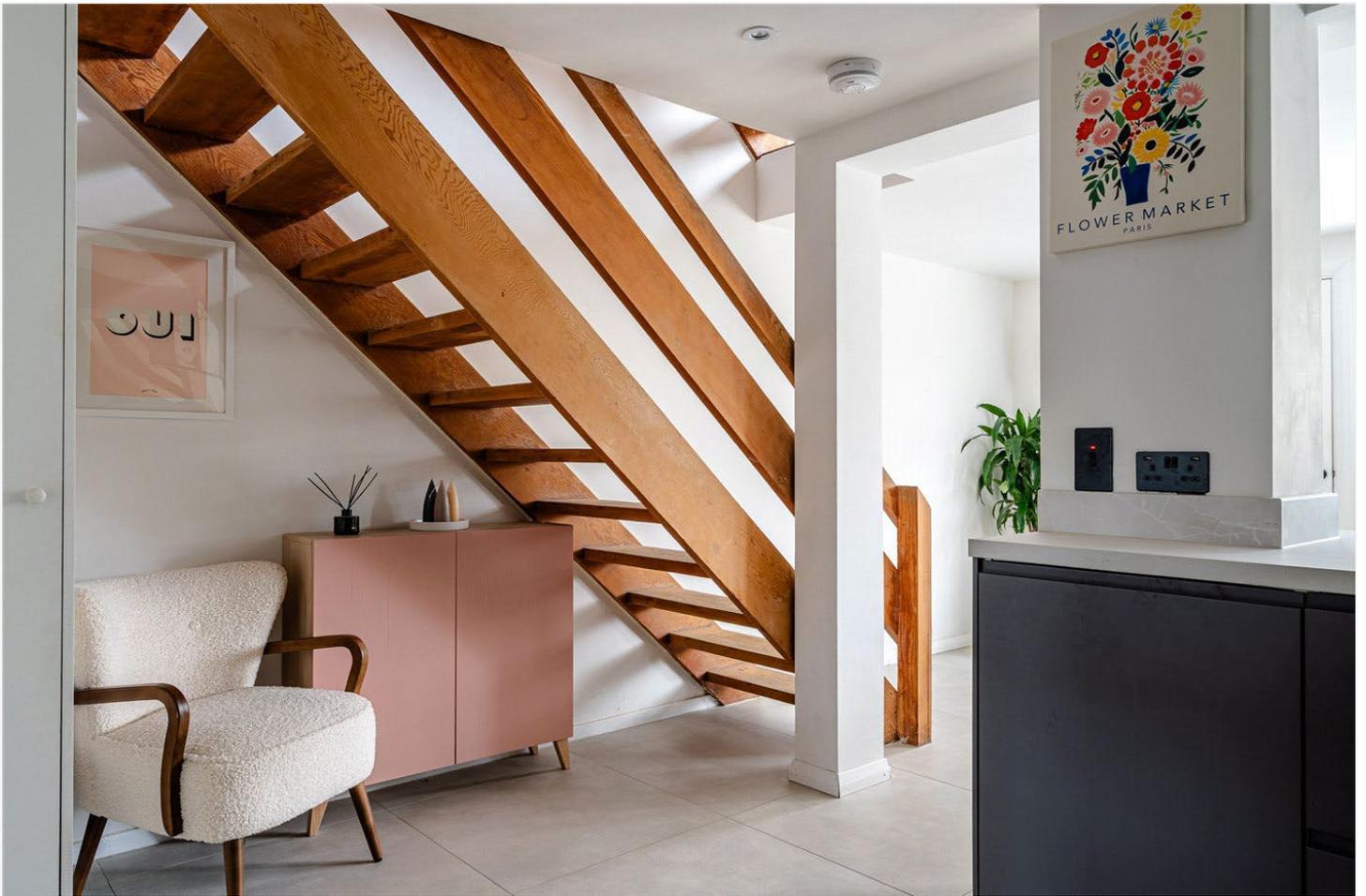
ELEGANTLY EXTENDED THREE-BEDROOM  
TOWNHOUSE WITH PRIVATE PATIO,  
BALCONIES, AND ABUNDANT STORAGE  
MOMENTS FROM STREATHAM COMMON

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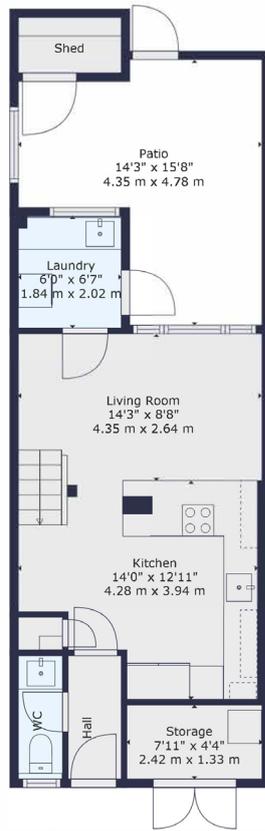
## DESCRIPTION:

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, the principal suite offers a serene retreat, complete with a generous walk-in closet, further fitted storage, and access to a private balcony with leafy views. A snug room also sits on this level, providing valuable versatility—ideal as an additional entertaining space, children’s play area, or home office. The second floor houses two well-proportioned bedrooms and a stylish family bathroom. Plantation shutters frame the windows on the ground and first floors, adding a polished finish throughout. Additional highlights include newly installed fencing, smoke detectors in every room for added peace of mind, and two designated off-street parking spaces within a secure resident-only car park. A fantastic sense of flow and light runs throughout the home.

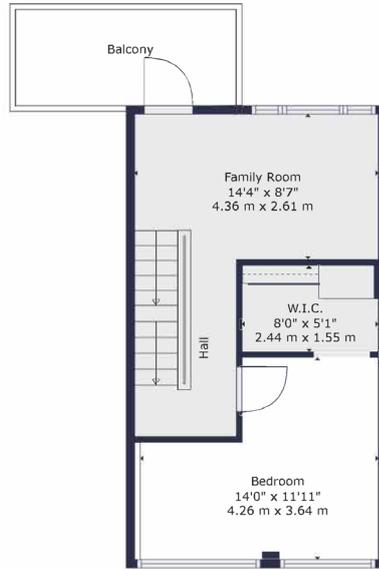
Located just off the A23, Stanthorpe Close is ideally positioned for access into the City and West End via Streatham and Streatham Common stations. The stunning Rookery Gardens and café, protected by English Heritage, are moments away, as is Tooting Bec Common and its iconic Lido. Streatham Ice Rink, 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.



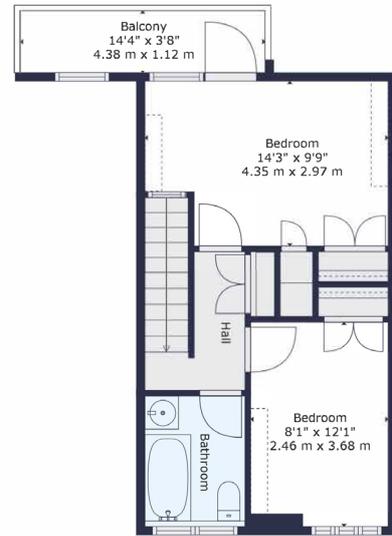




Ground Floor



First Floor



Second Floor

**TOTAL: 1132 sq. ft, 105 m<sup>2</sup>**

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

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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