



## Broadlands Avenue, SW16

£500,000 *Share of Freehold*

2  1  1 

### KEY FEATURES

- Split-level top floor flat
- Spacious principal bedroom with Velux windows
- Separate home office/guest room/ second bedroom
- Bright reception with fitted shelving
- Modern kitchen with breakfast bar
- Contemporary shower room
- Excellent storage throughout

Situated in the heart of Streatham Hill, this beautifully presented split-level flat offers a wonderful blend of contemporary comfort and characterful charm. Set over two floors, the property opens to a welcoming hallway that leads into a bright and airy reception room with bespoke fitted shelving and a peaceful leafy outlook — perfect for relaxing or entertaining.

The separate dining nook adds an intimate space for meals and gatherings, while the sleek, modern kitchen features soft blue cabinetry, integrated appliances, and a cleverly designed breakfast bar area, all flooded with natural light from large windows. Upstairs, the spacious loft-style bedroom is a true sanctuary, complete with

generous built-in storage, a warm feature wall, and Velux windows framing treetop views. A cosy reading corner adds to the sense of retreat. The additional room downstairs currently serves as a stylish home office but could easily be reimagined as a guest room or nursery. A modern, tastefully tiled shower room completes the accommodation, offering a spa-like feel.

Conveniently located close to all the vibrant shops, independent cafés, gyms, library, and cinema of Streatham Hill — with Tooting Bec Common and Streatham Common nearby. Streatham Hill station is just a 4-minute walk, and Brixton tube can be reached with a short bus ride.

**Streatham**

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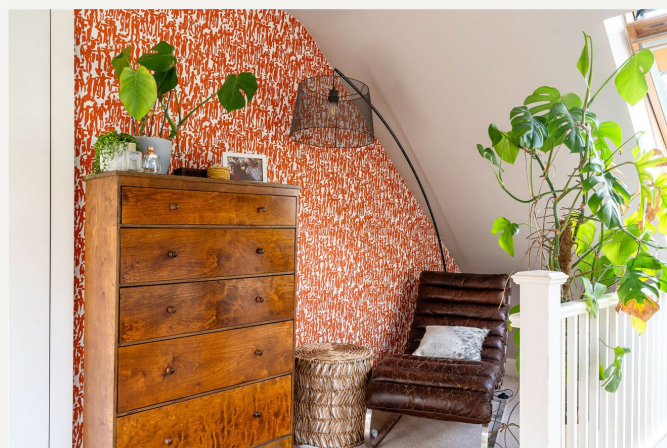
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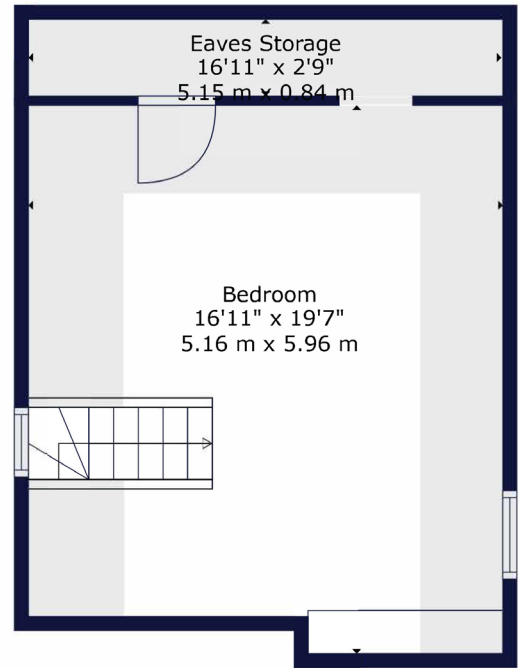
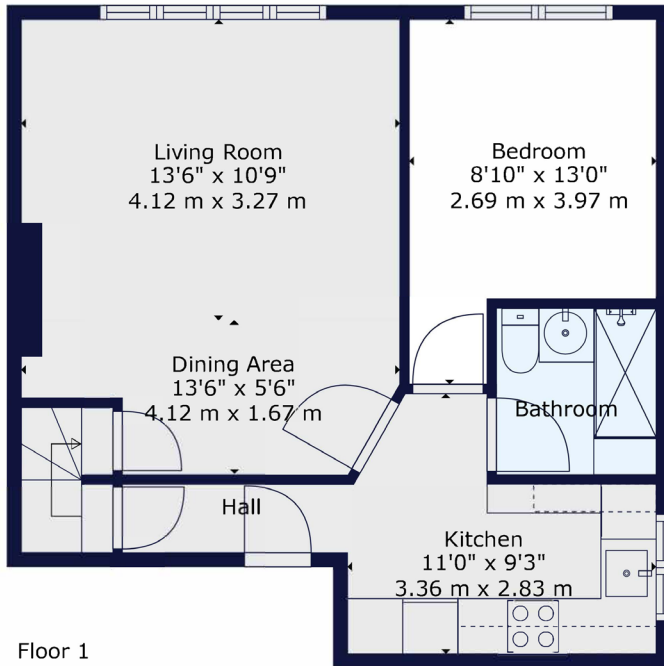
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**TOTAL: 842 sq. ft. 78.2 m<sup>2</sup>**  
 FLOOR 1: 471 sq. ft. 44 m<sup>2</sup>, FLOOR 2: 175 sq. ft. 16 m<sup>2</sup>  
 EAVES STORAGE: 52 sq. ft. 5 m<sup>2</sup>, LOW CEILING: 144 sq. ft. 14 m<sup>2</sup>

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## MATERIAL INFO

**Tenure:** Share of Freehold  
**Council Tax Band:** D  
**EPC rating:** To be confirmed

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