



## Lewin Road, SW16

£400,000 *Share of Freehold*



### KEY FEATURES

- Bright open-plan kitchen/reception
- Principal bedroom with walk-in closet
- Second double bedroom
- Modern tiled bathroom
- Communal garden access
- Wood flooring to living areas
- Excellent transport links (Streatham & Streatham Common)
- Chain Free

Located on a peaceful, tree-lined residential street moments from Streatham Common and Streatham Station (Thameslink), this bright and generously proportioned flat offers comfortable living across two floors.

The open-plan reception room and kitchen create a welcoming heart to the home, featuring wood flooring and ample space for dining and relaxing. The kitchen is fitted with contemporary grey cabinetry, a gas hob, and integrated appliances, making it practical for everyday living.

The flat comprises two bedrooms: a principal bedroom on the upper floor, complete with its own walk-in closet area, offering a spacious and peaceful retreat. A second bedroom sits on the lower floor, ideal as a guest room, nursery or home office.

A modern bathroom with stylish monochrome tiling and a shower-over-bath arrangement completes the accommodation.

Additional benefits include access to a communal garden and the option to enjoy it as a tranquil outdoor space.

Lewin Road places you within easy reach of Streatham and Streatham Common stations, providing swift links into London Bridge, Blackfriars, and Victoria. The property is surrounded by excellent amenities including independent cafés, gastropubs, and popular schools, while the wide-open spaces of Streatham Common and The Rookery gardens are just a short stroll away.

### Streatham

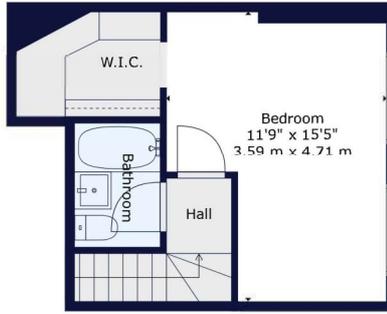
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Floor 2



Floor 1



**TOTAL: 674 sq. ft, 62.6 m<sup>2</sup>**  
 FLOOR 1: 398 sq. ft, 37 m<sup>2</sup>, FLOOR 2: 261 sq. ft, 24 m<sup>2</sup>  
 LOW CEILING: 15 sq. ft, 1 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### MATERIAL INFO

- Tenure:** Share of Freehold
- Term:** 979 year and 10 months
- Service Charge:** £2021.12 per annum
- Ground Rent:** £ 0 Annually (subject to increase)
- Council Tax Band:** C
- EPC rating:** C

**Streatham**

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