



MOUNT NOD ROAD, SW16
£450,000 SHARE OF FREEHOLD

Winkworth



MOUNT NOD ROAD, SW16

A charming two-bedroom top floor Victorian conversion apartment with a private garden, located in a quiet tree-lined residential street adjacent to the Leigham Hall conservation area - just a stone's throw away from both Streatham Hill and Tulse Hill, with direct trainlines into central London and a vast array of shops, bars and restaurants. Offered Chain-Free.

Available exclusively through Winkworth, we are delighted to offer to for sale this bright and spacious apartment situated on the top floor of a handsome Victorian detached house. The property dates from the late Victorian/early Edwardian era and is located close to the sought-after Leigham Hall conservation area (known locally as the ABC Roads) just moments away from Hilldown Gardens park.

The property comprises of a lovely, bright high-ceilinged reception room, and separate modern fitted kitchen with integrated appliances. There is a high-quality modern bathroom with a shower and bathtub, sink and a WC. Both bedrooms have bespoke fitted cupboards providing excellent built-in storage space. There is also the added benefit of a beautifully landscaped, private section of garden with decked seating area and a shed, perfect for summer entertaining and barbeques.



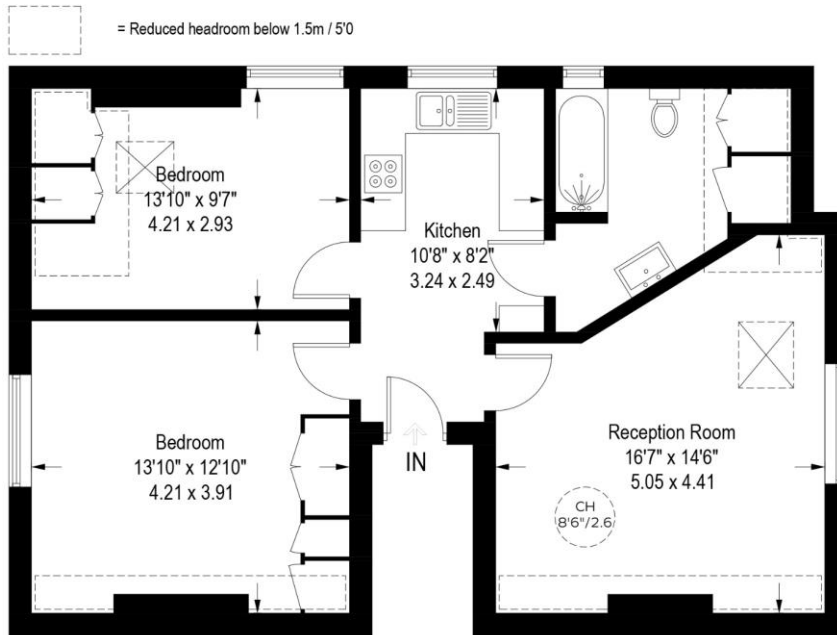
Transport at Streatham Hill (London Victoria in 17 minutes), and Tulse Hill (Blackfriars in 16 minutes) are both walking distance and Brixton Tube is a short bus ride down the hill. On the doorstep there are all the local amenities including many lively independent shops, cafes and restaurants. Hillside Gardens park is at the top of the street and both Streatham and Tooting Bec Commons are also within easy reach. The property is offered for a quick sale and there is no on-going chain.

LOCATION
Streatham Hill

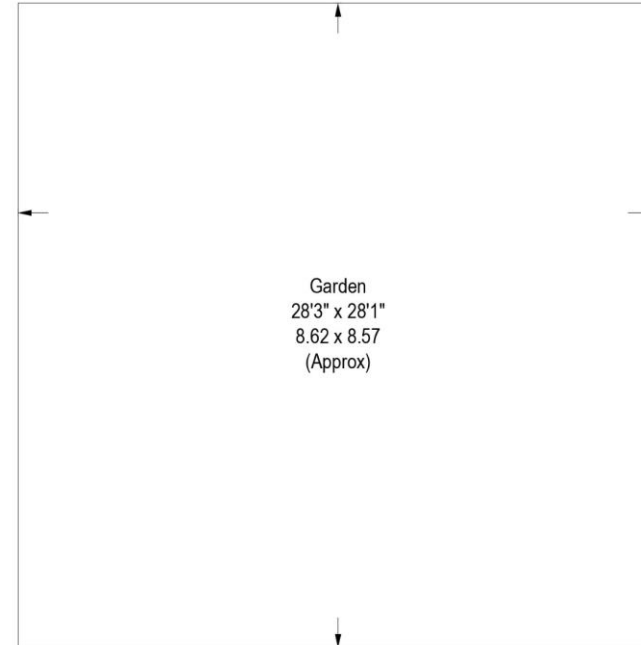


Mount Nod Road, London, SW16

Approximate Gross Internal Area = 623 sq ft / 57.9 sq m
 Reduced Headroom = 113 sq ft / 10.5 sq m
 Total = 736 sq ft / 68.4 sq m
 External Area = 791 sq ft / 73.5 sq m



Second Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1004613)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-95)	A		
(81-90)	B		
(69-80)	C	76	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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