



The Alders, London, SW16

£385,000 *Leasehold*



KEY FEATURES

- Two double bedrooms
- Separate reception room
- Separate fitted kitchen
- Bathroom and WC
- Excellent storage throughout
- Modern interiors
- Well maintained block
- Convenient Streatham location

Set within a well-maintained residential block, this well-presented two-bedroom flat offers a practical and well-balanced layout with clearly defined living spaces and modern touches throughout. The property is entered via a central hallway that provides excellent storage options, setting the tone for the efficient use of space across the home. A separate reception room sits to one side, offering a comfortable and bright setting for everyday living with ample room for seating and media furniture. The kitchen is positioned independently and fitted with modern units and integrated appliances, giving a clean and functional feel while remaining well connected to the rest of the apartment. Both bedrooms are well proportioned, with the principal bedroom offering generous space for wardrobes and additional furnishings, while the second bedroom works equally well as a guest room, home office or nursery. The layout is completed by a family bathroom and a separate WC, a valuable feature for shared living or visiting guests. The flat benefits from good storage throughout and has been finished with a contemporary, well cared-for feel that makes it ready to move straight into. The Alders is just off Aldrington Road, well positioned for the amenities and transport links of Streatham. A wide range of shops, cafés and everyday conveniences are close by, while Streatham Common and Tooting Bec Common provide excellent nearby green space. Transport connections offer easy access into central London, making the location well suited to commuters and local living alike.

Streatham

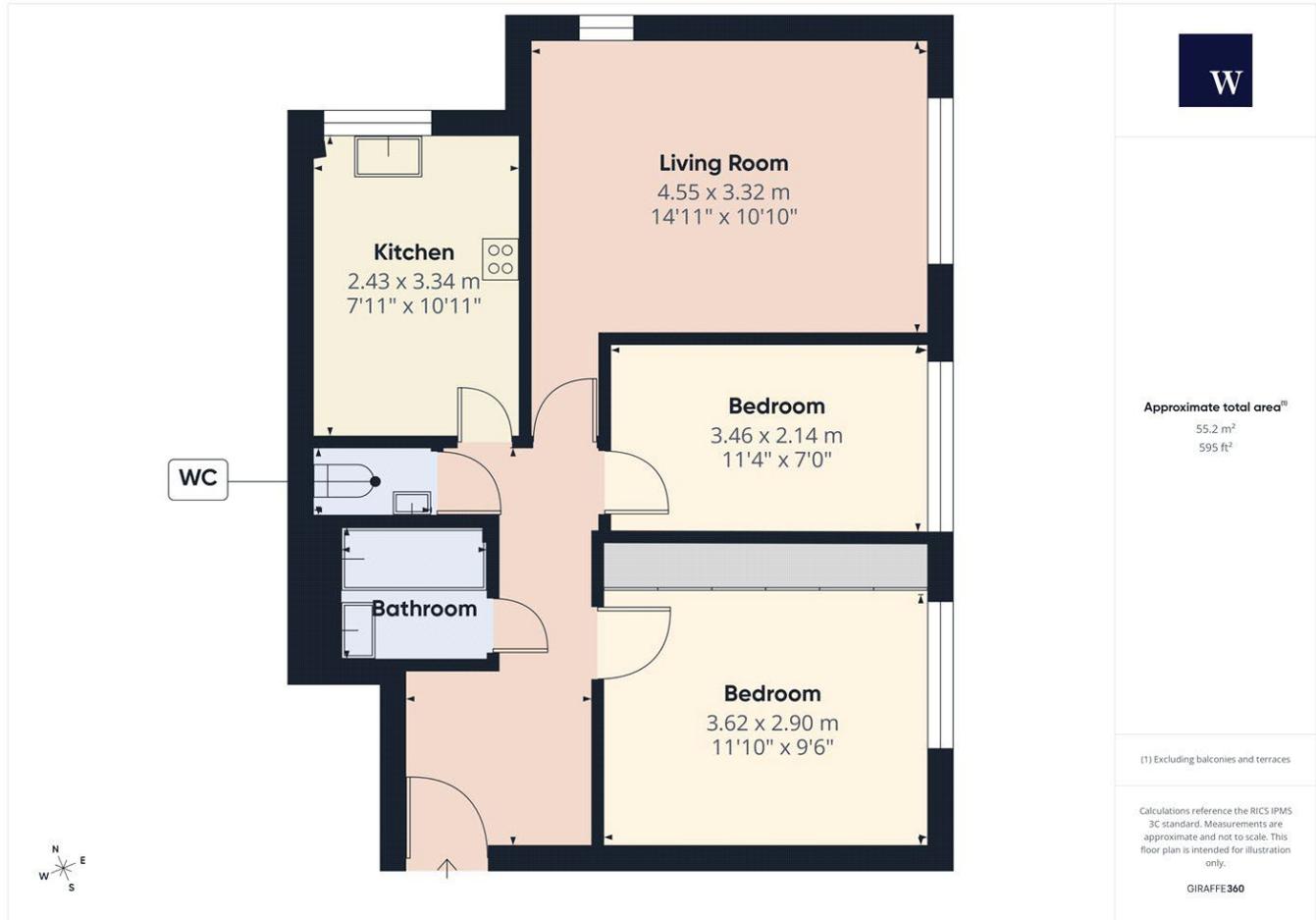
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold
Term: 87 year and 6 months
Service Charge: £2244 per annum
Council Tax Band: B
EPC rating: To be confirmed

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