



STREATHAM HIGH ROAD, STREATHAM, LONDON, SW16  
**£275,000 LEASEHOLD**

## A LARGE AND AIRY VICTORIAN CONVERSION APARTMENT, CENTRALLY LOCATED ON STREATHAM HIGH ROAD

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### DESCRIPTION:

This beautifully presented Victorian conversion offers over 600 sq. ft. of well-proportioned living space, blending period charm with modern convenience. Set within an attractive building, this second-floor apartment boasts high ceilings and large double-glazed sash windows to the front, filling the space with natural light.

The home features a generous 19ft reception room, providing ample space for both lounging and dining. The spacious fitted kitchen is well-equipped with integrated appliances and abundant storage, perfect for home cooks and entertainers alike. A contemporary white bathroom benefits from an external window, enhancing light and ventilation. The double bedroom is well-sized and thoughtfully positioned for a peaceful retreat. Further highlights include full gas central heating and secure rear access via a gated courtyard, offering additional privacy.

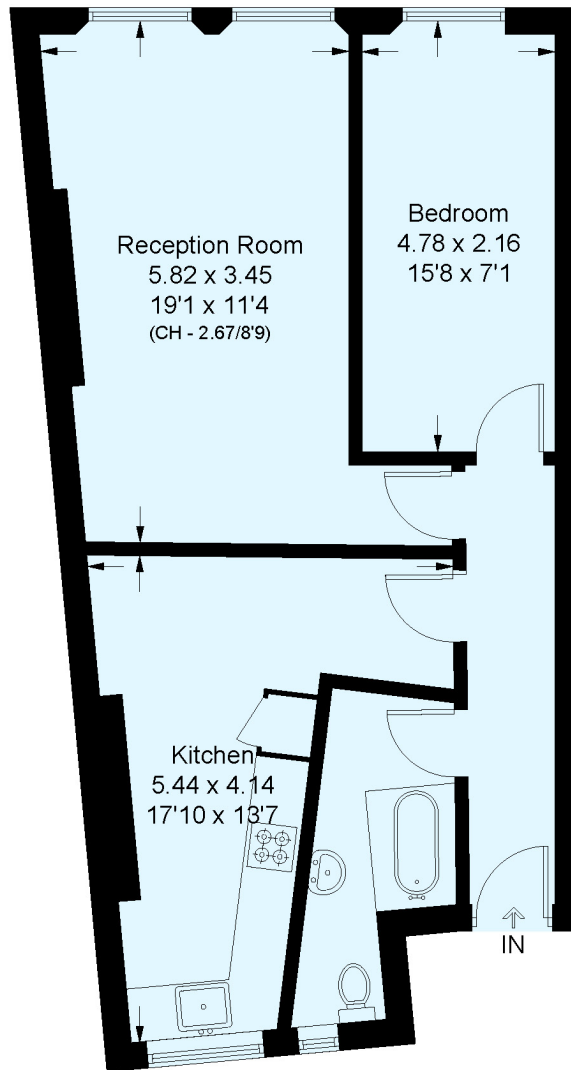
Ideally situated for swift access to both the City and the West End, the property is just moments from Streatham Hill and Streatham stations. Residents will also enjoy the vibrant local scene, with an array of shops, cafes, lively bars, and restaurants along the bustling Streatham High Road.





# Streatham High Road, SW16

Approximate Floor Area = 56.2 sq m / 605 sq ft



## Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID883155)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	80	82
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 96 years and 2 months

**Service Charge:** £2,400 per annum (subject to increase)

**Ground Rent:** £250 Annually

**Council Tax Band:** B

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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