

DREWSTEAD ROAD, SW16
£380,000 LEASEHOLD

**A BEAUTIFUL ONE DOUBLE BEDROOM VICTORIAN
CONVERSION FLAT WITH A STUNNING PRIVATE GARDEN**

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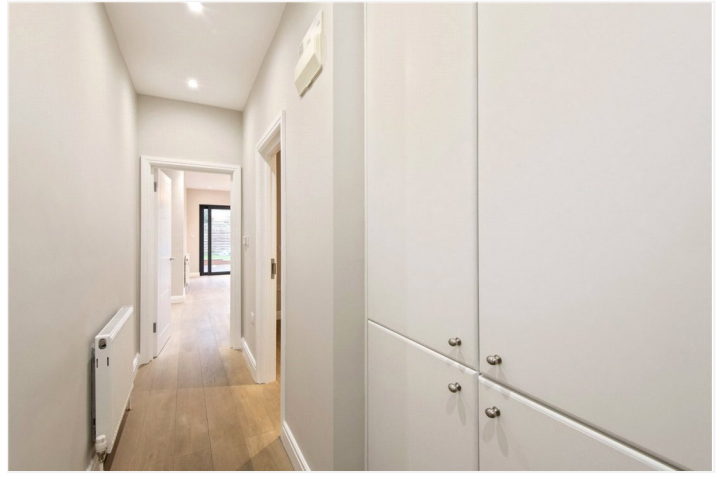
DESCRIPTION

We are delighted to present this beautifully refurbished one-bedroom conversion flat, boasting high ceilings, modern interiors, and an abundance of natural light. Located in the heart of Streatham Hill, this home offers a seamless blend of charm and practicality.

The open-plan kitchen and reception room, with its sleek oak floorboards, is a standout feature. French doors lead directly to a west-facing private garden, ideal for alfresco dining and entertaining. The recently redecorated interior includes a smart white bathroom and a well-proportioned double bedroom, offering tranquillity and comfort.

Practicality has not been overlooked, with a spacious fitted closet incorporating plumbing for a washing machine and ample storage space. Perfectly positioned, the property is moments from Streatham Hill station, providing swift access to London Victoria, and is surrounded by an array of local shops, cafes, and amenities.

Please note: Some images used have been virtually staged for illustrative purposes.

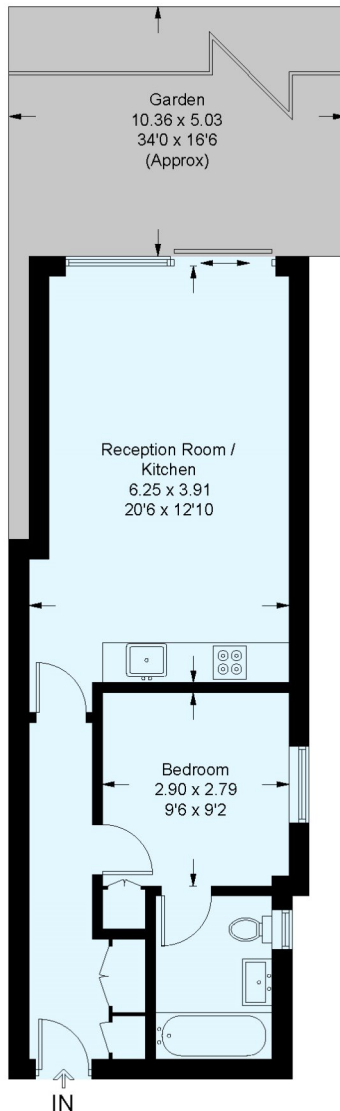


ACCOMMODATION

Leasehold 116 years 11 months, 1 Bedroom, 1 Reception Room, 1 Bathroom, Flat/Apartment, Semi Detached, Ground Floor, Garden, Patio, Period, Modern, Town/City, Very Good decoration, 482 Approx Sq Ft, Service charge £473 pa Plus buildings insurance £146.56 per annum, Ground rent £250 pa

Drewstead Road, SW16

Approximate Floor Area = 44.8 sq m / 482 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)



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. (ID718639)

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	72	74
(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: 116 year and 11 months

Service Charge: £473 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: A

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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