



MOUNT NOD ROAD, SW16  
£600,000 LEASEHOLD

## SPACIOUS AND ELEGANT TOP-FLOOR FLAT WITH FAR-REACHING CITY VIEWS

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Set within a highly sought-after residential road, this beautifully presented top-floor flat combines charm, modern comfort, and exceptional space. Located within walking distance of Streatham Hill Station (offering direct links to London Victoria in just 17 minutes), this property also benefits from easy access to Brixton Tube station via a short bus ride.

This stunning flat boasts three well-proportioned bedrooms (one currently reconfigured into a second reception room) and offers superb versatility to suit a variety of lifestyles. High ceilings throughout give the home an airy and spacious feel that belies its top-floor setting. The bright and open-plan kitchen, dining, and reception area provide the perfect space for entertaining, dining, or relaxing, while large windows frame impressive far-reaching views across London.

The flat further features a modern family bathroom and an additional shower room, both immaculately maintained. Throughout, the property reflects the care and attention of the current owners, blending contemporary finishes with a welcoming warmth.









**TOTAL: 1079 sq. ft, 101 m2**  
 FLOOR 1: 49 sq. ft, 5 m2, FLOOR 2: 257 sq. ft, 24 m2, FLOOR 3: 773 sq. ft, 72 m2

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.

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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.

**Tenure:** Leasehold

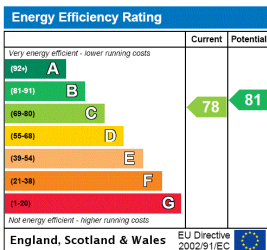
**Term:** 119 year and 8 months

**Service Charge:** £1000 per annum

**Ground Rent:** £ 300 Annually (subject to increase)

**Council Tax Band:** C

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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