



POLWORTH ROAD, SW16
£400,000 LEASEHOLD

CHARMING TOP-FLOOR PERIOD FLAT WITH COMMUNAL GARDEN, MOMENTS FROM STREATHAM COMMON

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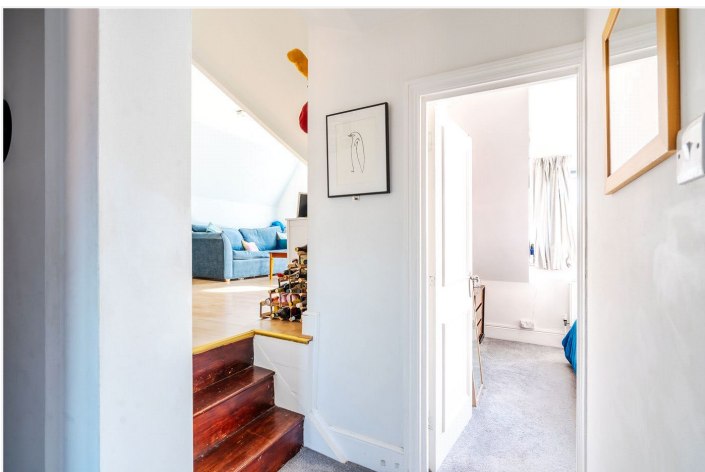


DESCRIPTION:

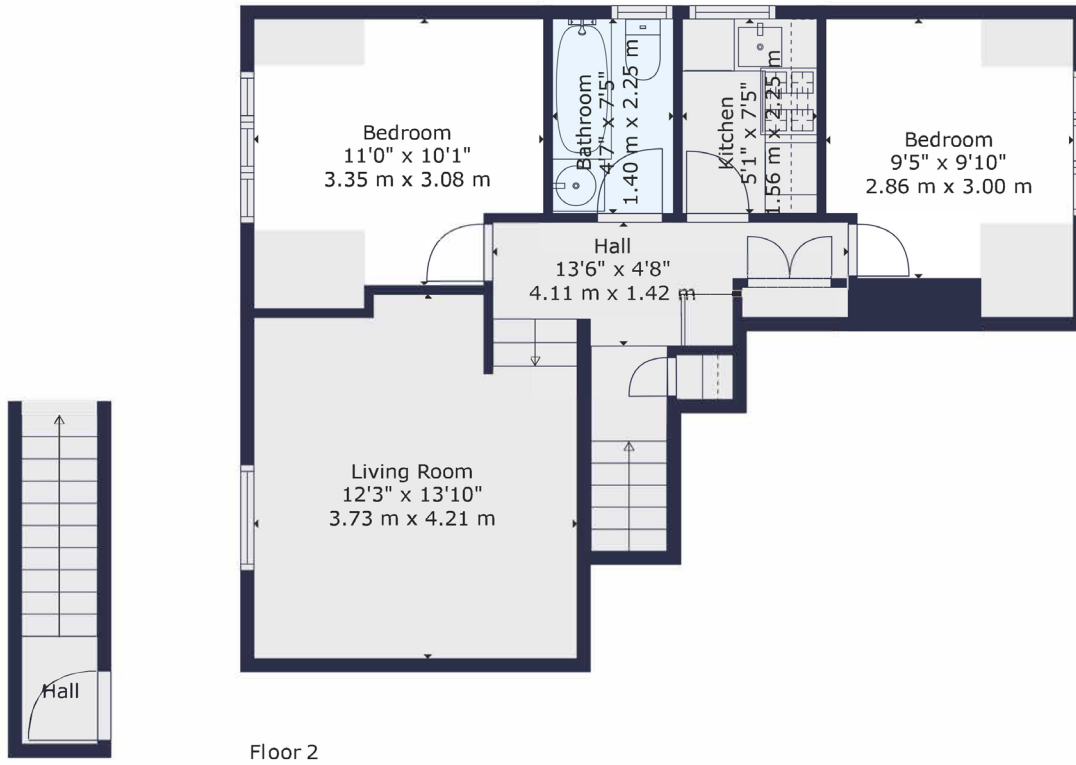
Nestled within a handsome detached period property, this charming two-bedroom top-floor flat offers a peaceful retreat in a sought-after residential enclave. Positioned on a quiet tree-lined street, the home enjoys a bright and airy feel, with well-proportioned rooms and an inviting atmosphere.

The layout comprises a spacious living room, a well-equipped kitchen, two comfortable bedrooms, and a modern bathroom. The communal garden, accessible via the side of the building, provides a tranquil outdoor space to unwind.

Ideally located near Streatham and Streatham Common stations, the property offers excellent transport links to Central London, while the green open spaces of Streatham Common are just a short stroll away. A variety of local amenities, including independent cafés, shops, and restaurants, add to the appeal of this well-positioned home.







Floor 2

Floor 1

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TOTAL: 583 sq. ft, 54.2 m2
INCLUDED AREAS: LOW CEILING: 50 sq. ft, 5 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.



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
<small>Very energy efficient - lower running costs</small>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 153 year and 10 months

Service Charge: £2417.38 per annum

Ground Rent: £150 Annually (subject to increase)

Council Tax Band: D

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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