



HANNAY WALK, SW16  
£410,000 LEASEHOLD

## A SPACIOUS AND MODERN TWO-BEDROOM MAISONETTE IN A PRIME STREATHAM LOCATION

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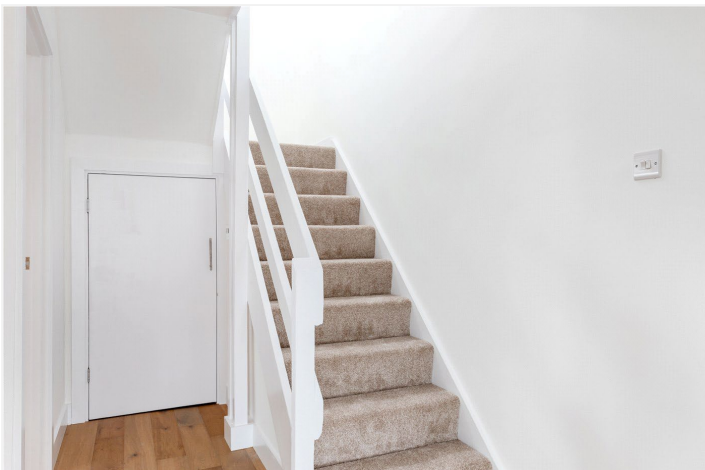
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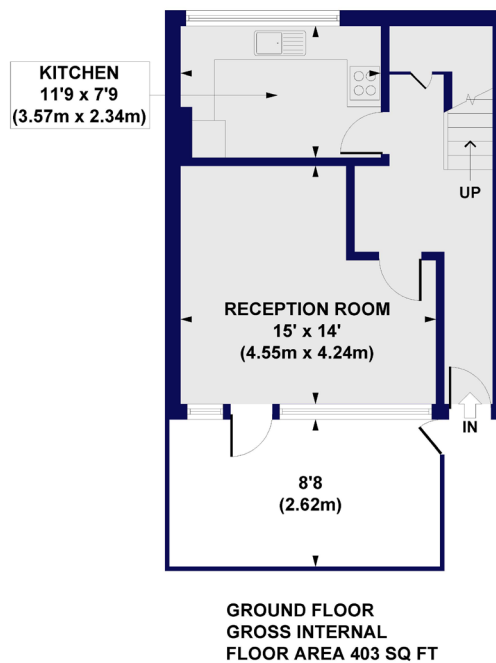
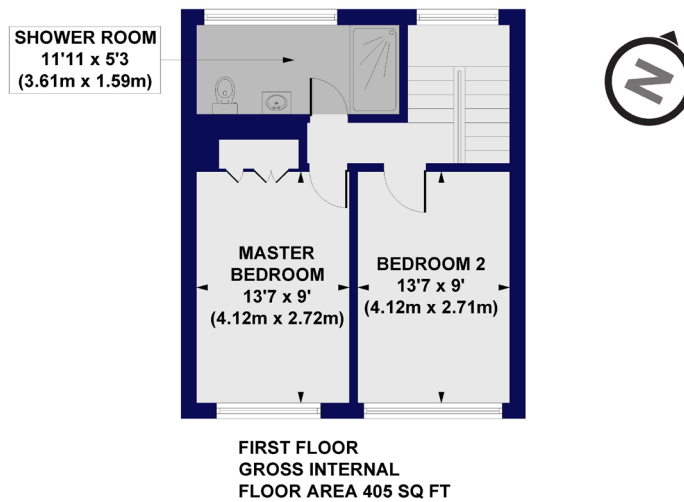
### **DESCRIPTION:**

We are thrilled to introduce this spacious and modern two-bedroom maisonette, located in a well-maintained block. Spread over two floors, this property offers ample internal space and has been recently refurbished to create a contemporary living environment. The reception room is bright and airy, thanks to its large floor-to-ceiling windows that flood the space with natural light. The room is neutrally decorated with new carpeting, making it perfect for relaxation and entertainment. The kitchen is newly fitted with sleek cabinets and worktops, offering plenty of storage space and integrated appliances. A large window ensures the area is well-lit, making it a pleasant space for cooking. Both bedrooms are spacious and feature large windows that offer pleasant views. The rooms are newly carpeted and neutrally decorated, providing a blank canvas for personalisation. The bathroom has been newly refurbished with a modern suite that includes a walk-in shower, vanity unit, and a large mirror. It is fully tiled and equipped with contemporary fixtures. The property boasts a private terrace area, ideal for outdoor relaxation and enjoying the views. There is ample storage available throughout the maisonette, including convenient under-stair storage. Hannay Walk is conveniently situated in the heart of London, SW16, and is well placed for all local amenities. A short walk away, you will find the wide green spaces of Tooting Bec Common with its popular Lido and running track. Balham, with its underground station and additional amenities, is also nearby. The property is just moments away from Streatham Hill station, offering speedy links to London Victoria and the West End. Central London is only seventeen minutes away by train from Streatham Hill station, and the property is easily accessible to Brixton tube via the regular, busy 24-hour bus routes on the High Road.





**Hannay Walk, SW16**  
**Approx. Gross Internal Floor Area 807 sq. ft / 75.00 sq. m**



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 CP Creative. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-53)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	77
EU Directive 2002/91/EC			

**Tenure:** Leasehold

**Term:** 180 year and 11 months

**Service Charge:** £1610 per annum

**Ground Rent:** £10 Annually (subject to increase)

**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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