



STANTHORPE ROAD, SW16  
£350,000 LEASEHOLD

## A BRIGHT AND STYLISH TWO-BEDROOM APARTMENT IN A PRIME STREATHAM LOCATION

Streatham | 020 8769 6699 | [streatham@winkworth.co.uk](mailto:streatham@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)

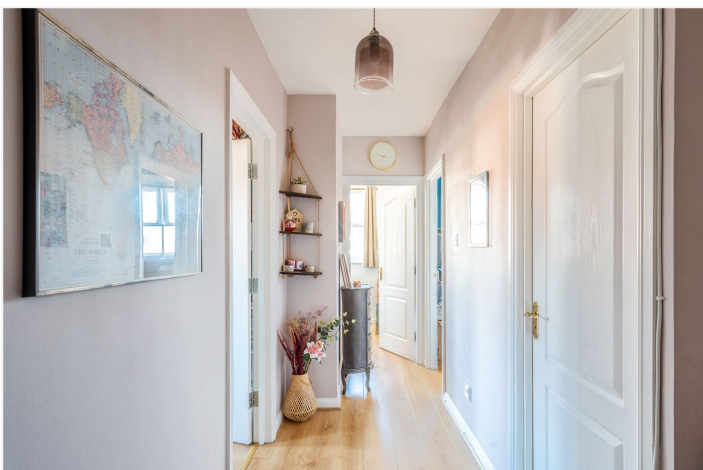


## DESCRIPTION:

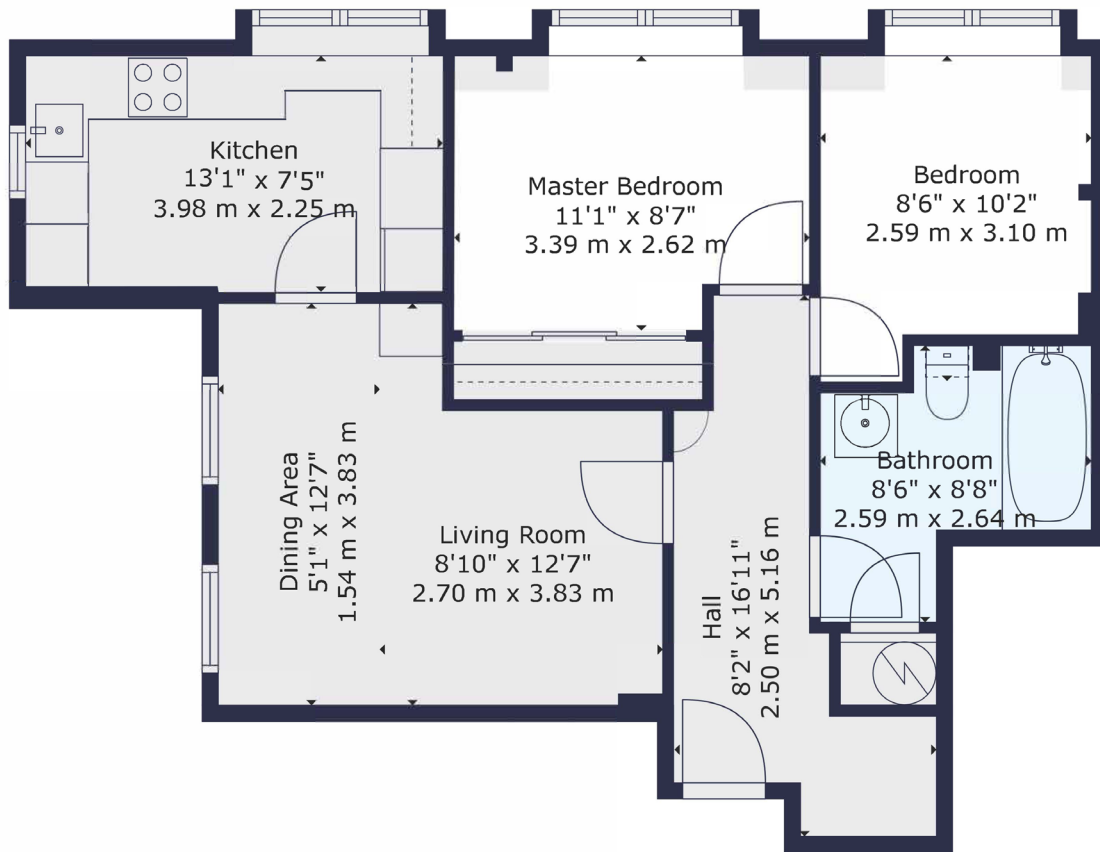
This bright and stylish two-bedroom flat offers a blend of modern living and convenience in the heart of Streatham. The elevated position provides a peaceful retreat, with less street noise and enhanced privacy, while still benefiting from the vibrancy of Streatham High Road just moments away.

The apartment boasts a spacious reception and dining room, perfect for entertaining or relaxing, with large windows allowing for abundant natural light. The separate kitchen features contemporary cabinetry, sleek worktops, and integrated appliances, making it a practical and stylish space for cooking. The two well-proportioned bedrooms offer flexible living arrangements, with one currently set up as a home study. A modern bathroom suite completes the property.

Perfectly positioned, the flat is within easy reach of Streatham Station (Thameslink), offering direct access into the City and beyond. The vibrant local amenities, including Streatham Common, the Leisure Centre, Ice Rink, and Marks & Spencer Food Hall, are all within close proximity, ensuring a dynamic yet convenient lifestyle.







**Winkworth**

**TOTAL: 620 sq. ft, 57.6 m<sup>2</sup>**

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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	61
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 157 year and 3 months

**Service Charge:** £810 per annum

**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.

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

**Winkworth**

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.