



WESTWELL ROAD, SW16  
**£565,000 SHARE OF FREEHOLD**

## CHARMING GROUND-FLOOR VICTORIAN FLAT WITH PRIVATE GARDEN IN LEAFY STREATHAM SETTING

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## DESCRIPTION

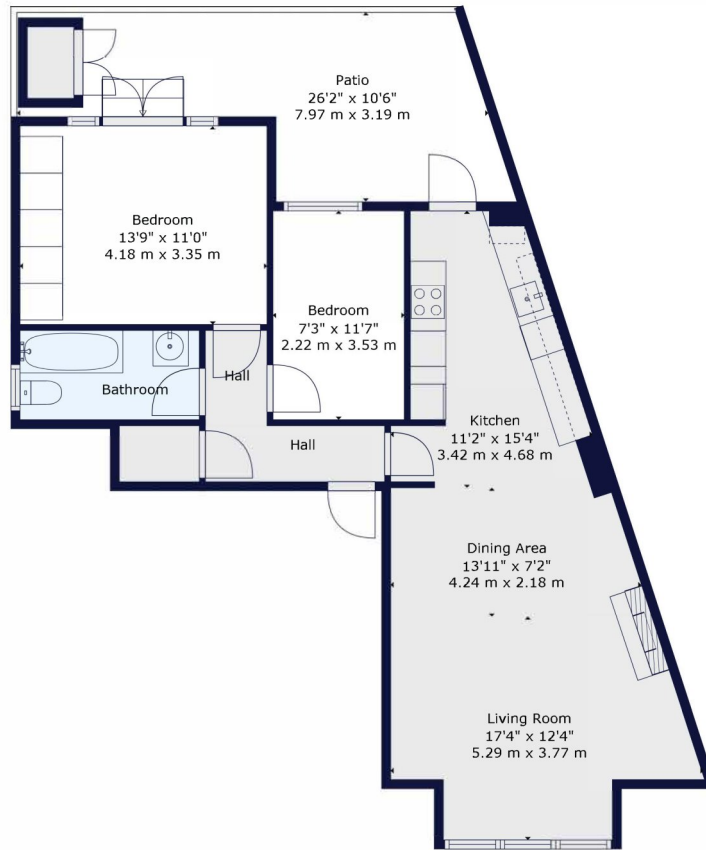
Set within a handsome double-fronted Victorian building, this beautifully presented two-bedroom ground-floor flat offers a wonderful blend of period charm and thoughtful modern updates, complete with a private patio garden and direct access to a larger shared garden space.

The home welcomes you with an elegant reception room, bathed in natural light from a large bay window. High ceilings, oak flooring (installed just four years ago), and a decorative fireplace create a warm and stylish atmosphere. To the rear, a sleek galley kitchen features shaker-style cabinetry, quartz worktops, and integrated appliances. A door opens onto a private patio garden—perfect for relaxing or entertaining—while beyond, a more expansive shared outdoor space provides additional room to enjoy, making it a delightful surprise for buyers seeking generous outdoor potential.

The principal bedroom is impressively sized, with almost-new French doors leading straight out to the patio. The second bedroom works well as a guest room, nursery, or home office. The bathroom is modern, with soft neutral tiling, matte black fixtures, and a stylish round mirror.

Westwell Road is a quiet residential street situated a couple of minutes walk to Streatham Common, made up predominantly of large Victorian homes. It's conveniently located for access to both Streatham and Streatham Common stations, with quick links to Victoria, London Bridge, and King's Cross St Pancras, making it ideal for commuters. Local amenities include the Streatham Leisure Centre and Ice Rink, a parade of independent shops and pubs, and the beautifully landscaped Rookery Gardens.





**TOTAL: 784 sq. ft, 73 m<sup>2</sup>**  
 GROUND FLOOR: 784 sq. ft, 73 m<sup>2</sup>  
 EXCLUDED AREAS: PATIO: 196 sq. ft, 18 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	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	60
(39-54) <b>E</b>	
(21-58) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

**Tenure:** Share of Freehold

**Term:** 980 year and 7 months

**Service Charge:** £600 per annum, 1/6<sup>th</sup> of overall expenses

**Ground Rent:** £ 0 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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