



GLENEAGLE ROAD, SW16  
£385,000 LEASEHOLD

## A SUPERB, UPPER GROUND FLOOR TWO DOUBLE BEDROOM CONVERSION FLAT IN THE HEART OF STREATHAM

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:

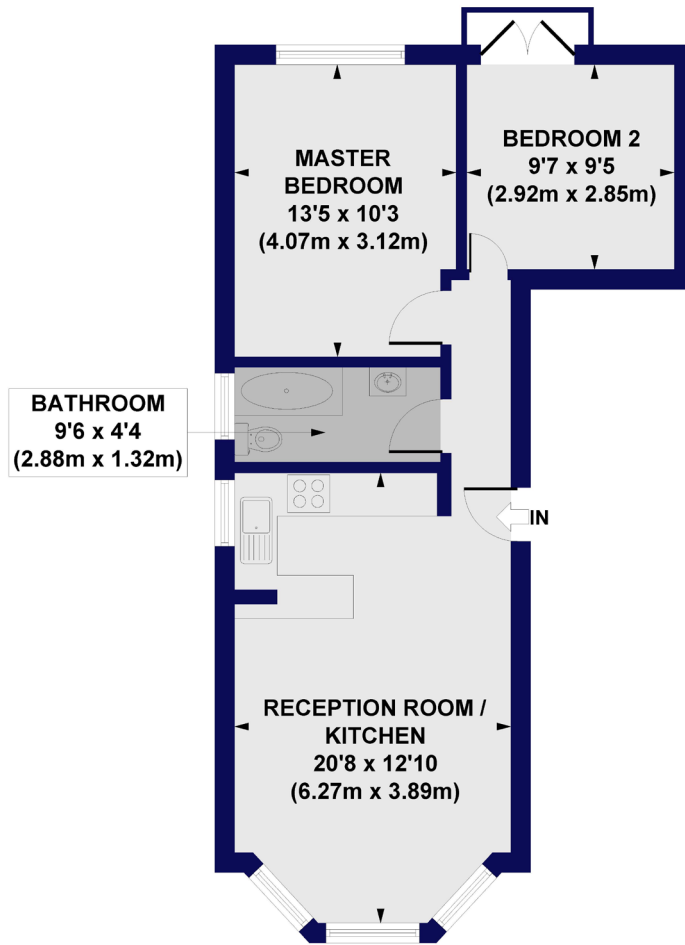
As you enter the property, you are greeted by a bright and spacious reception room that seamlessly connects to the modern kitchen. The reception room features large windows that allow an abundance of natural light to flood the space, creating a warm and inviting atmosphere. Adjacent to the reception room is the contemporary kitchen, which is fitted with sleek cabinetry and integrated appliances, offering both style and functionality. Moving through the property, you will find the principal bedroom, which is generously sized and boasts large windows overlooking the communal garden. The room is well-appointed with ample storage space. The second bedroom is equally charming, featuring a lovely Juliet balcony with views of the communal garden. This room is perfect as a guest bedroom or a home office. The modern bathroom is elegantly designed with a sleek finish, featuring a full-sized bathtub with an overhead shower, a contemporary sink, and a WC. One of the highlights of this property is the access to the communal garden. The garden is well-maintained and offers a lovely outdoor space for residents to enjoy. Gleneagle Road is a tree-lined residential road consisting of mainly Victorian houses and conversion flats set in the heart of Streatham between two large commons. The nearest transport is at Streatham and Streatham Common stations, with speedy links both to the City and West End. There are many excellent local pubs, restaurants, and independent cafes. Shops nearby include a 24-hour Tesco Extra, an Aldi, and an M&S Foodhall amongst many others. The modern Ice Rink and Leisure Centre, and a 24-hour Gym are a short walk







**Gleneagle Road, SW16**  
**Approx. Gross Internal Floor Area 556 sq. ft / 51.68 sq. m**



**UPPER GROUND FLOOR**

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.

**Winkworth**

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	71	80
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 150 year and 8 months

**Service Charge:** £1000 per annum

**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.

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



**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.