



PATHFIELD ROAD, LONDON, SW16  
£2,200 PER MONTH

## STYLISH TWO-BEDROOM GARDEN FLAT IN A PRIME STREATHAM LOCATION

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

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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

**Winkworth**

for every step...



### DESCRIPTION:

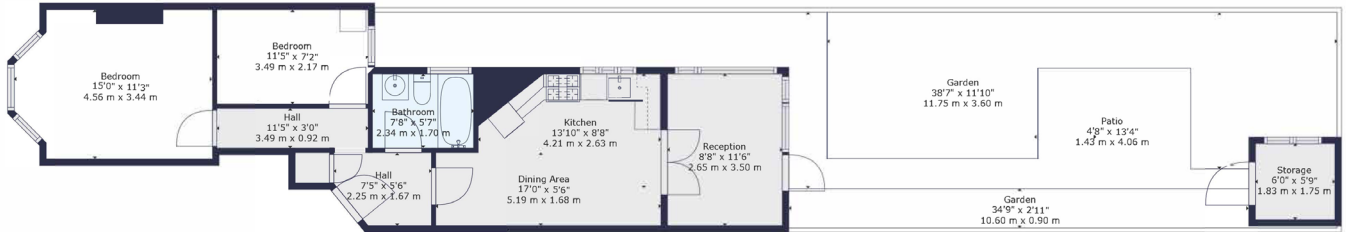
Tucked away on a peaceful, tree-lined street, this charming two-bedroom ground floor flat offers bright and modern interiors with direct access to a generous private garden. Situated within easy reach of Streatham Common and Streatham stations, the property enjoys excellent transport links and a vibrant selection of local amenities.

Stepping inside, the welcoming entrance leads to a spacious open-plan kitchen and dining area, beautifully designed with sleek cabinetry, contemporary tiling, and integrated appliances. The room flows seamlessly into a bright reception area, providing the perfect space for relaxation or entertaining. A door opens directly onto the large private garden, an ideal retreat for summer evenings and outdoor dining. Both bedrooms are well-proportioned, with the principal bedroom offering ample space and natural light. The second bedroom is versatile, perfect as a guest room or home office. A stylish bathroom completes the home, featuring modern fixtures and a sleek tiled finish.

Located in the heart of Streatham, the flat benefits from excellent transport connections into the City and West End, with an array of local cafes, restaurants, and green spaces nearby, including the stunning Streatham Common and The Dukes Gardens.







**Winkworth**

TOTAL: 661 sq. ft, 61 m2  
 FLOOR 1: 661 sq. ft, 61 m2  
 EXCLUDED AREAS: STORAGE: 34 sq. ft, 3 m2, PATIO: 317 sq. ft, 29 m2, GARDEN: 441 sq. ft, 41 m2

All measurements of walls, doors, windows, fittings and appliances, including their location, are shown as standards are and do not constitute any warranty or representation by the agent or the intending purchaser. The plan is for illustrative purposes only and should be used as a guide only. The correctness of the information contained in this plan is only as stated and should be used as a guide only. The plan is for illustrative purposes only and should be used as a guide only.



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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Deposit: £2,538.46**

**Holding Deposit: 1 weeks deposit**

**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.