



MOUNT NOD ROAD, SW16  
£485,000 LEASEHOLD

## A BRIGHT TOP FLOOR TWO DOUBLE BEDROOM VICTORIAN CONVERSION BY STREATHAM HILL

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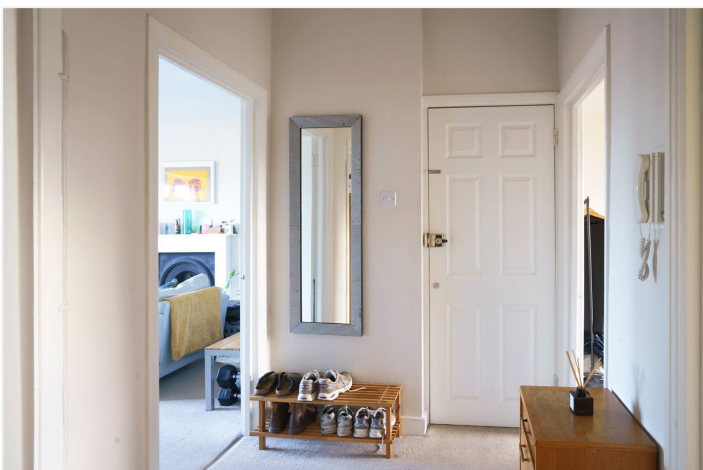


## DESCRIPTION:

A bright, top floor, two double bedroom Victorian conversion apartment with large windows and plenty of natural light, located a short distance from Streatham Hill.

The property occupies the top (second) floor of this handsome late Victorian semi-detached house. There are two proper-sized double bedrooms to the rear (one has fitted closet space) a smart bathroom, a fitted kitchen with good work surface space with plenty of fitted storage too. There is a bright reception room to the front with a pretty Victorian fireplace as the focal point and with built-in shelving and low-level fitted storage running the full length of the wall.

Mount Nod Road is within easy reach of Streatham Hill (London Victoria) and Tulse Hill (Thameslink) stations. There are many local amenities and shops on your doorstep on Streatham Hill and Streatham High Road.

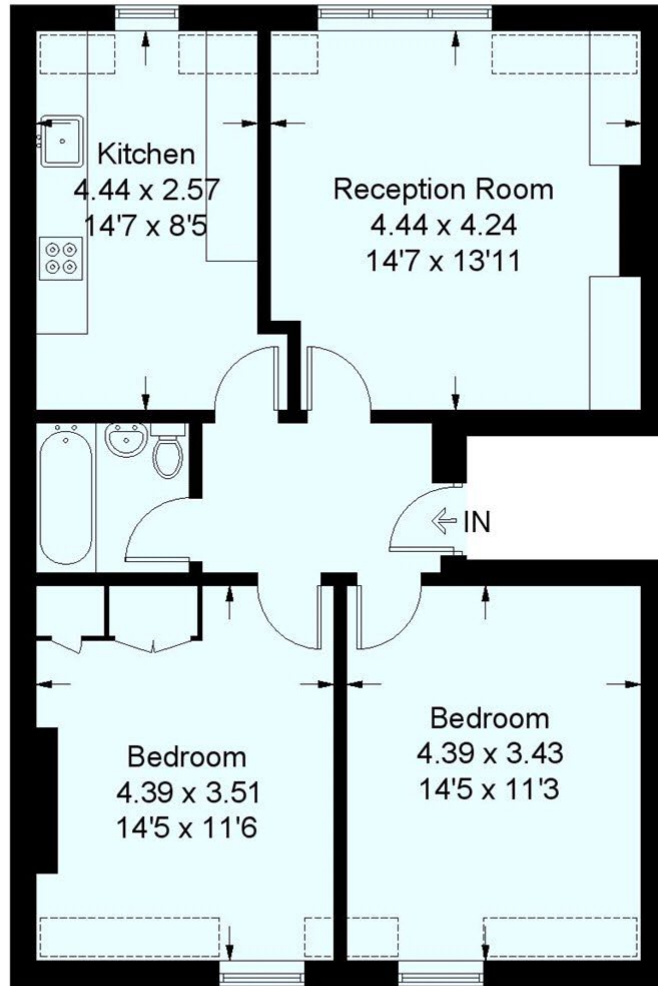






# Mount Nod Road, SW16

Approximate Gross Internal Area  
72.6 sq m / 781 sq ft  
(Including Reduced Head Height)  
Approximate Gross Internal Area  
67.9 sq m / 731 sq ft  
(Excluding Reduced Head Height)



## Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID433676)

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		55	69
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** Brand new 999 year lease granted upon completion

**Service Charge:** £1 200 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.

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