



**DREWSTEAD ROAD, LONDON, SW16  
OFFERS IN EXCESS OF £500,000 LEASEHOLD**

**CHARMING TWO-BEDROOM EDWARDIAN CONVERSION WITH PERIOD  
FEATURES, PRIVATE TERRACE AND MODERN COMFORTS, IDEALLY LOCATED  
MOMENTS FROM STREATHAM HILL STATION AND TOOTING BEC COMMON**

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## DESCRIPTION

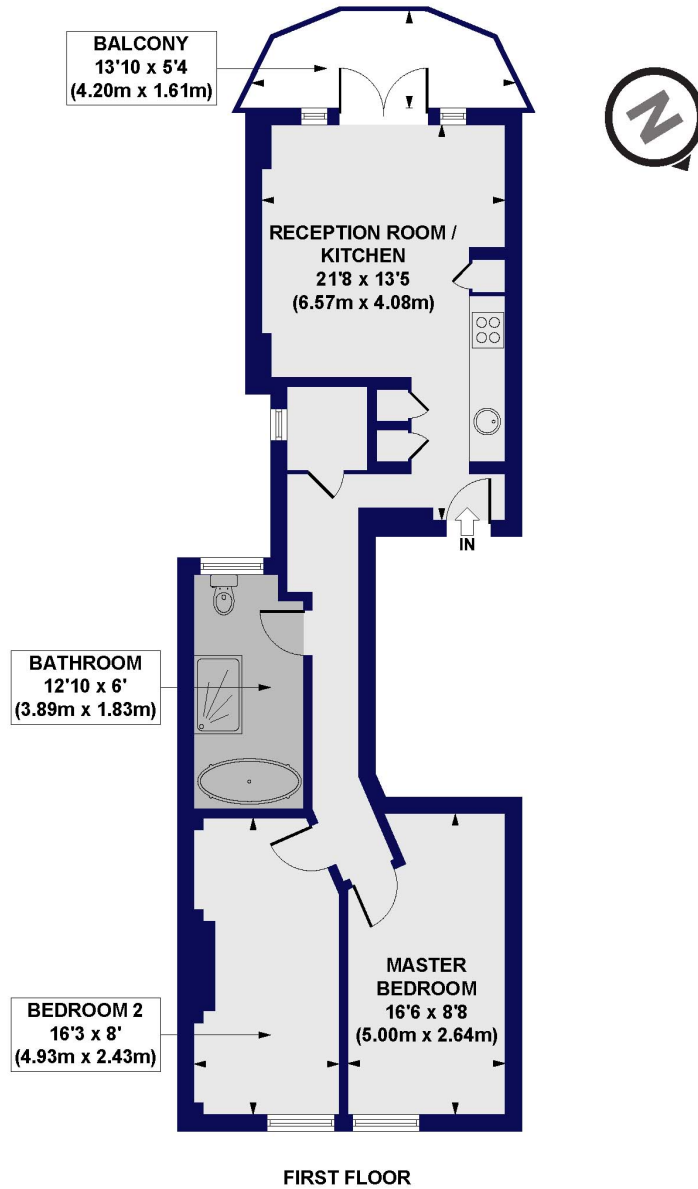
Step into this charming first-floor Edwardian conversion apartment, beautifully positioned on Drewstead Road in the heart of Streatham Hill. Retaining many of its attractive period features, this delightful home boasts high ceilings, coved detailing, and an elegant cast iron fireplace, which all contribute to its distinct character and charm.

The spacious reception room offers an inviting space filled with natural light, perfect for relaxing or entertaining guests, while the modern kitchen is thoughtfully fitted with everything needed for contemporary living. The full bathroom suite includes a bathtub, a separate shower cubicle, and a WC, ensuring convenience and style. The bright and airy atmosphere throughout, coupled with the elegant period features, makes this property an exceptional blend of classic charm and modern comfort. Additionally, the property benefits from two generously sized bedrooms and a South facing private terrace, providing an ideal spot for enjoying the outdoors.

Situated just moments from Streatham Hill station, residents can enjoy speedy links to London Victoria and the West End, making it ideal for commuters. The property is also surrounded by a variety of amenities, including shops, coffee bars, restaurants, and a gym, while Tooting Bec Common is located at the end of the street, providing a wonderful green space for outdoor activities.



**Drewstead Road, SW16**  
**Approx. Gross Internal Floor Area 689 sq. ft / 64.04 sq. m**



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.



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.

**Tenure:** Leasehold

**Term:** 115 year and 11 months

**Service Charge:** £500 per annum

**Ground Rent:** £ 200 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	79
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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