



MOUNT NOD ROAD, SW16
£3,200 PER MONTH UNFURNISHED

SPACIOUS FOUR-BEDROOM HOME IN A SOUGHT-AFTER CONSERVATION AREA

Streatham | 020 8769 6699 | 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.

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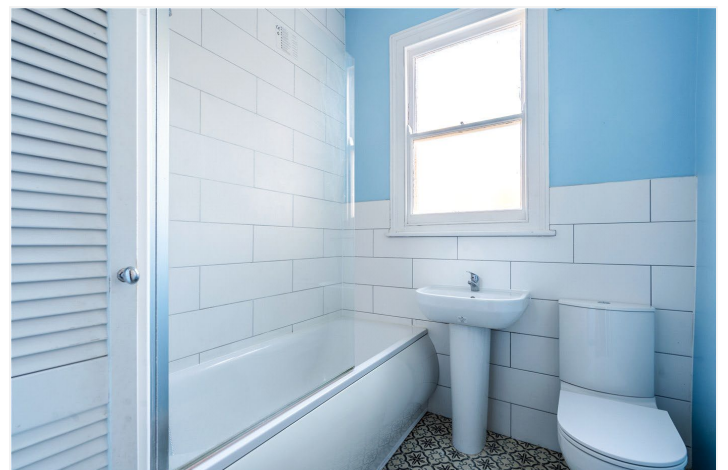


DESCRIPTION:

Nestled within the sought-after Leigham Hall conservation area, known locally as the "ABC Roads," this spacious four-bedroom home offers a perfect blend of period charm and modern convenience. Set on a quiet, tree-lined street, the property is just moments from the vibrant Streatham Hill High Road, offering an array of boutique shops, cafés, and restaurants.

The property boasts well-proportioned living spaces, including a separate reception room, a dedicated dining room, and a modern fitted kitchen. The four bedrooms comprise three doubles and a single, offering flexibility for families or professionals needing additional space. Two bathrooms add to the convenience, while the private outdoor space and communal front gardens provide an appealing touch of greenery.

Hillside Gardens Park is located at the top of the road, with Streatham and Tooting Bec Commons also within easy reach for outdoor enthusiasts. Commuters benefit from excellent transport links, with Streatham Hill station (London Victoria in 17 minutes) within walking distance and Brixton Tube station easily accessible via a short bus ride, ensuring swift access to Central London.





AT A GLANCE

- Four-bedroom period property (three doubles, one single)
 - Separate reception and dining room
 - Modern fitted kitchen
 - Two bathrooms
 - Private outdoor space
 - Communal front gardens
 - Excellent transport links
- Close to parks, cafés, and amenities

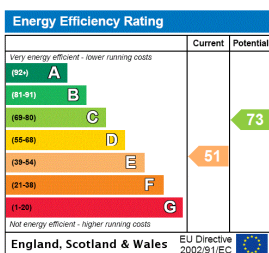
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Deposit: £3,692.31

Holding Deposit: 1 weeks rent

Council Tax Band: E

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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