



OAKDALE ROAD, SW16  
£450,000 LEASEHOLD

## SPACIOUS MODERN HOME WITH SUNNY GARDEN IN A WELL-CONNECTED STREATHAM SPOT

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## DESCRIPTION:

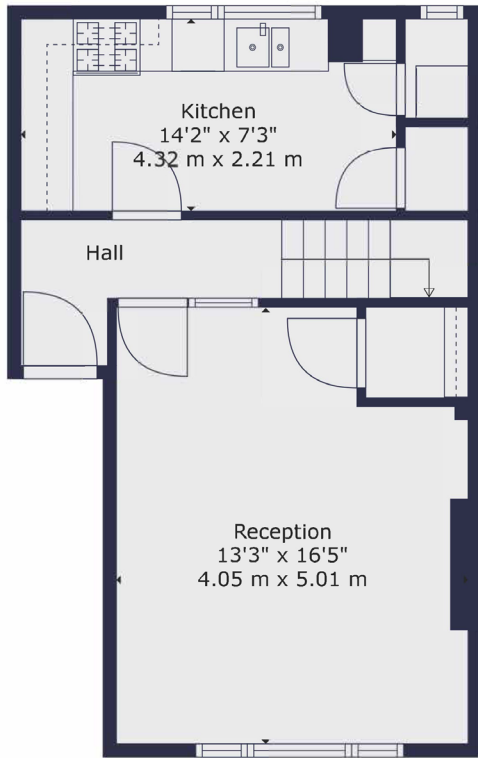
This spacious split-level apartment is set within a modern purpose-built block and offers well-balanced living over two floors. The layout is perfect for those seeking generous proportions and a functional flow. Upon entering, you're greeted by a wide hallway that leads to a bright kitchen with sleek white cabinetry and plentiful counter space. Adjacent, the large reception room is a welcoming retreat, with green-toned walls, built-in shelving, and room for both lounge and dining areas.

Upstairs, you'll find three well-proportioned bedrooms, a separate WC, and a modern bathroom finished with warm stone tiling. A standout feature of this home is the private, sunny garden to the rear—complete with a newly decked seating area, mature planted borders, and space to enjoy summer entertaining.

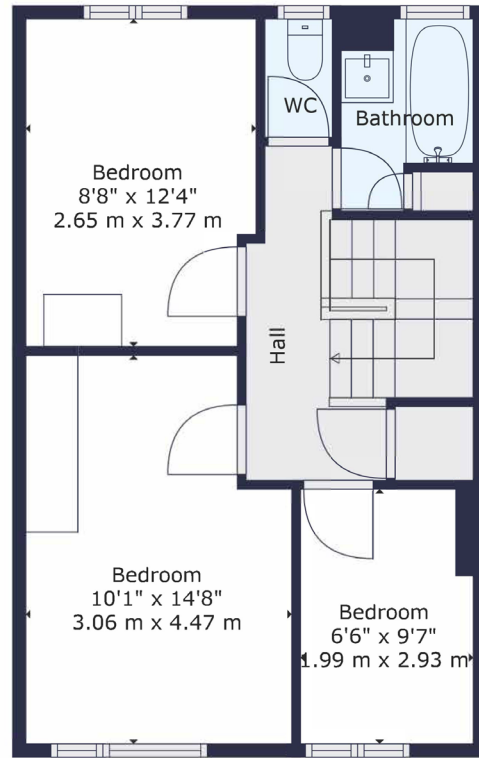
Oakdale Road is located off Valley Road, within easy reach of Streatham Common and the picturesque Rookery Gardens. Excellent rail links are available at Streatham and Streatham Common stations, with Thameslink and Southern services into the City and Victoria.







Floor 1



Floor 2

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**TOTAL: 873 sq. ft, 81 m<sup>2</sup>**  
FLOOR 1: 411 sq. ft, 38 m<sup>2</sup>, FLOOR 2: 462 sq. ft, 43 m<sup>2</sup>

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 Winkworth. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Service Charge:** £2,640 per annum

**Ground Rent:** included in service charge

**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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