



**BLYTHESWOOD PLACE, SW16**  
**OFFERS IN EXCESS OF £250,000 LEASEHOLD**

## **SPACIOUS ONE-BEDROOM APARTMENT WITH PRIVATE PATIO IN VIBRANT STREATHAM HILL LOCATION**

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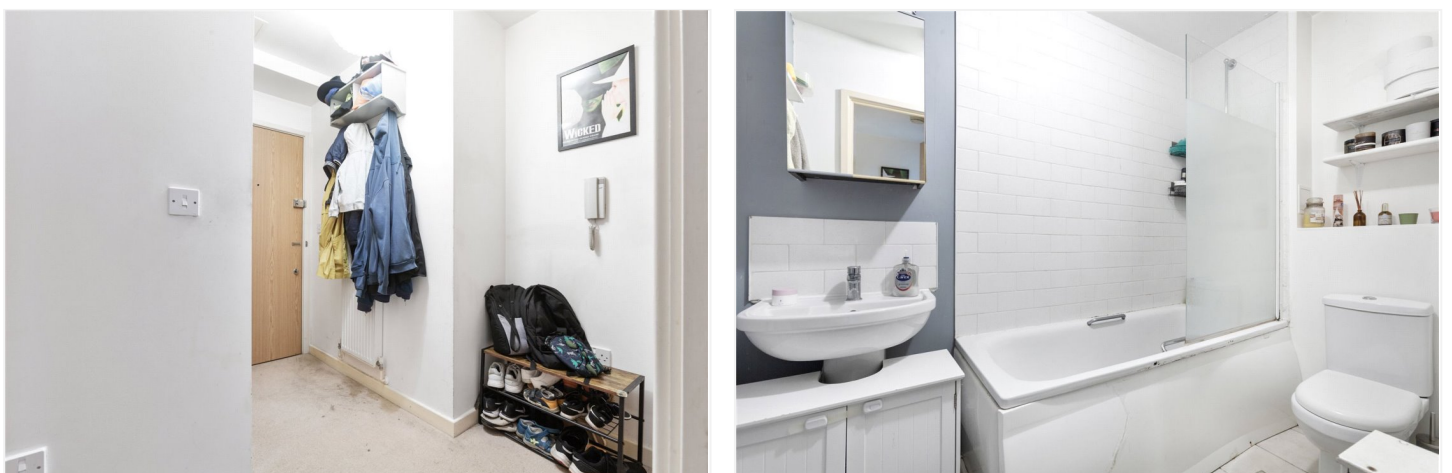


**DESCRIPTION:**

Tucked away off Valley Road, this well-located one-bedroom apartment at Blytheswood Place, SW16, provides an ideal home for those looking to live in the vibrant community of Streatham Hill. Close to both Streatham Common and the beautifully landscaped Rookery Gardens, this property offers a mix of tranquillity and convenience. Whether you're commuting to the City or enjoying local amenities, the area has something for everyone. As you enter the apartment, you are greeted by a spacious and well-lit reception room that leads onto a private patio, perfect for a peaceful retreat or entertaining guests. The kitchen is compact yet functional, with plenty of storage space and modern fittings.

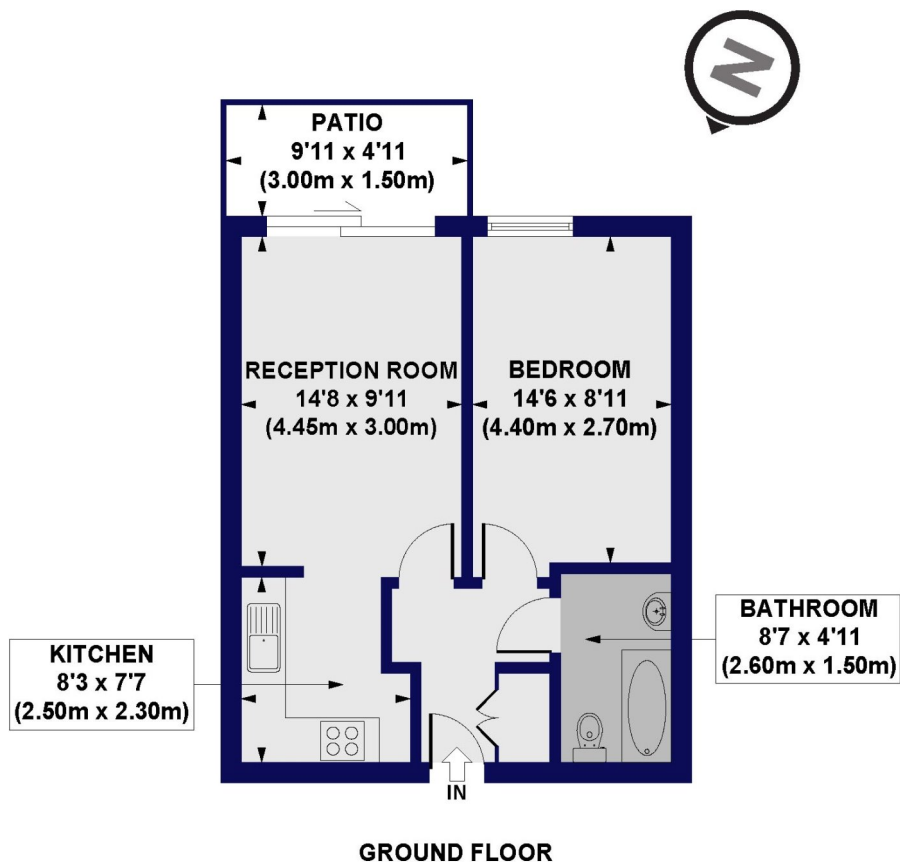
The generously sized bedroom features ample space for a double bed and additional furniture. The property also benefits from a well-maintained bathroom, complete with modern fixtures and fittings. Residents can enjoy the communal green spaces around the building, adding an extra touch of nature to this urban setting.

With excellent transport links via Streatham and Streatham Hill stations, offering fast services to both the City and the West End, this property is perfectly positioned for city professionals. The bustling High Road boasts an array of shops, including a new M&S Foodhall, as well as local favourites like pubs, restaurants, and leisure centres, complete with an Olympic-sized swimming pool and ice rink.





**Blytheswood Place, SW16**  
 Approx. Gross Internal Floor Area 447 sq. ft / 41.54 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.

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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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-59) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 977 year and 4 months

**Service Charge:** £2200 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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