



GLENCAIRN ROAD, SW16  
OIEO £525,000 LEASEHOLD

Winkworth



## GLENCAIRN ROAD, SW16

This attractive property has masses of well-proportioned living and entertaining space with high ceilings, original features and lots of natural light from the large windows and glazed doors. The property is over 880 sq. Ft. in size and the house has a modern, airy and uncluttered aesthetic with no detail overlooked, resulting in a beautifully finished home that is both practical and visually appealing.

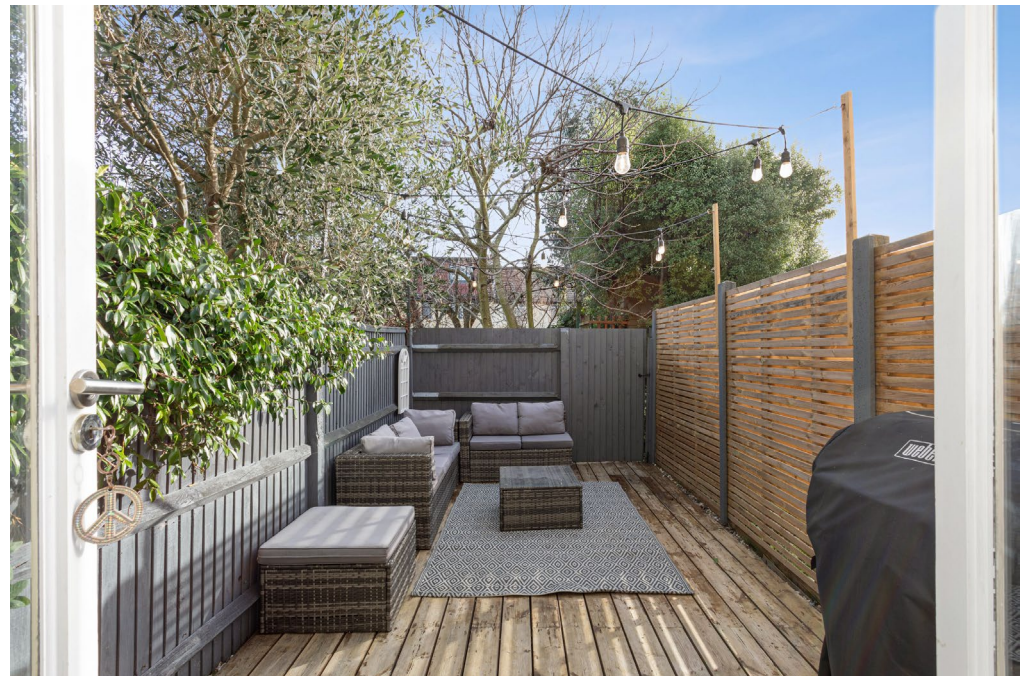
Upon entering through the private street entrance, the hallway leads onto a generously sized reception room with high ceilings, wooden flooring, a feature fireplace and plantation shutters gracing the large windows to the front of the property. Leading to the rear, are two double bedrooms (one smaller) and the second double bedroom, also has the potential to be used as a home office/study room for those who occasionally work from home. As you enter into the luxury bathroom you are greeted with clean, minimalist lines and modern features include a freestanding bathtub, a separate walk-in shower, a wash hand basin and a WC. The kitchen/dining room is equally impressive with shaker-style fitted units, marble effect countertops and all the usual appliances. There is also a handy utility room adjacent to the kitchen with steps down onto a side return. The south-facing patio garden can be accessed via French doors, perfect for summer entertaining, and further access to a private residents' communal garden is available through the back gate.

Glencairn Road is located within easy reach of Streatham Common and Streatham (Thameslink) train stations with easy commuting into the City and West End. There are several large supermarkets as well as the popular gastro-pub "The Bull" and several other cafes, shops and pubs close by. Streatham leisure centre and ice-rink as well as the beautiful Rookery Gardens and Streatham Common are on your doorstep with year-round fun activities such as festivals and fun fairs, a kite day and bonfire night to name but a few.

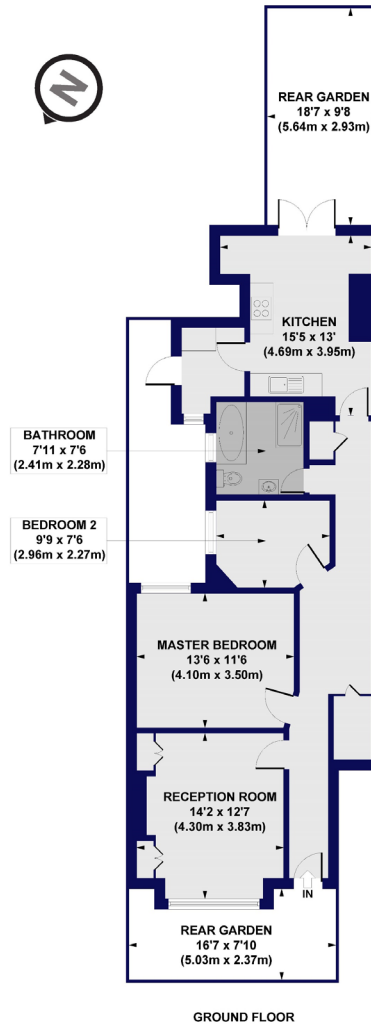
### AT A GLANCE

- Lambeth Council Tax Band: C
- Leasehold: 105 years and 7 months
- Ground Rent: £100





Glencairn Road, SW16  
 Approx. Gross Internal Floor Area 881 sq. ft / 81.84 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.

**Winkworth**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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