



MOORCROFT ROAD, SW16  
£375,000 SHARE OF FREEHOLD

A stylishly presented top floor one double bedroom Victorian conversion flat close to Streatham Hill station

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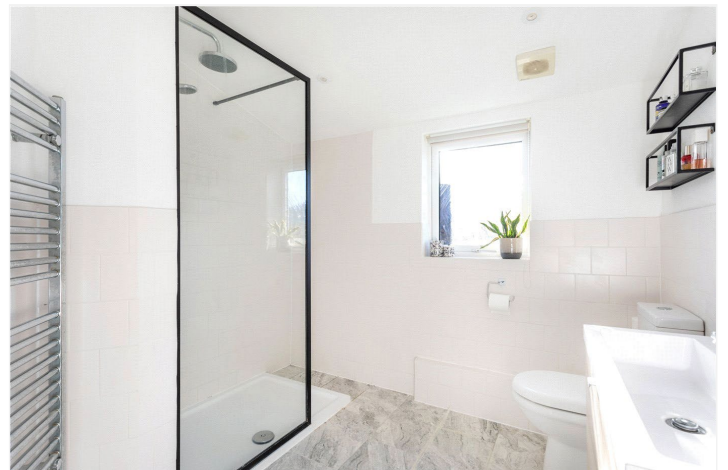
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## DESCRIPTION:

This top-floor Victorian conversion flat stands out for its tasteful presentation and spacious living areas, offering a bright and airy atmosphere. The open-plan reception/kitchen, with its wood flooring, eaves storage, two Velux windows, and a window to the side, allows ample natural light. The kitchen area features 'shaker' style fitted wall and base units, equipped with standard appliances. The double bedroom provides a generous size and a scenic view over Streatham. The shower room boasts modern fixtures, including a walk-in shower, heated towel rail, wash hand basin, fitted shelving, and a WC.

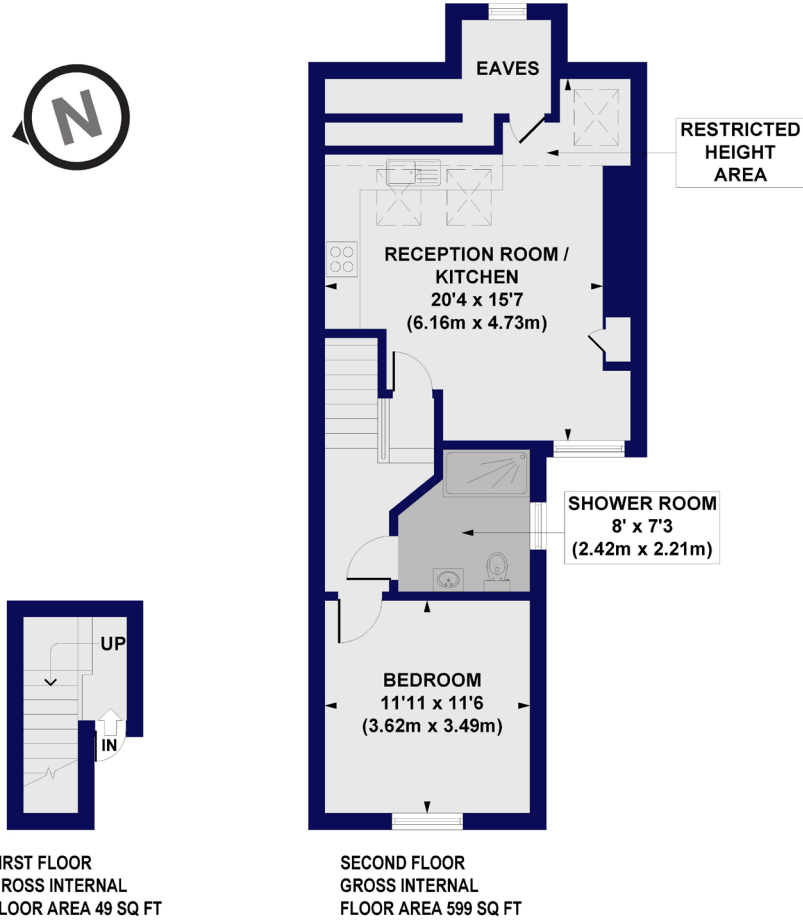
Moorcroft Road which is a very quiet residential street connecting Norfolk House Road and Mount Ephraim Lane with very little traffic. The house is close to several excellent local schools as well as all the convenience and pubs/bars/restaurants of Streatham Hill and is within a short distance of Balham. Easy to commute into Central London from either Streatham Hill station or Brixton tube is a short bus ride away. At the end of the street there is access to the wide green spaces of Tooting Bec Common with its popular Lido and running track





# Moorcroft Road, SW16

Approx. Gross Internal Floor Area 648 sq. ft / 60.24 sq. m (Including Restricted Height Area & Eaves)  
 Approx. Gross Internal Floor Area 550 sq. ft / 51.08 sq. m (Excluding Restricted Height Area & Eaves)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		76	79
(55-68) D			
(39-54) E			
(21-58) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Share of Freehold  
**Term:** 106 year and 11 months  
**Service Charge:** TBC  
**Ground Rent:** TBC  
**Council Tax Band:** B

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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