



WAVERTREE ROAD, SW2
£325,000 LEASEHOLD

A BRIGHT AND AIRY GROUND FLOOR ONE
DOUBLE BEDROOM FLAT SITUATED ON A
SOUGHT-AFTER ROAD IN STREATHAM HILL

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

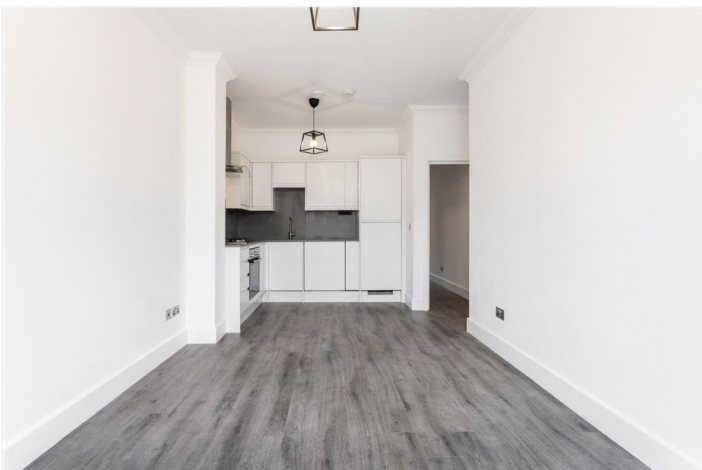


DESCRIPTION:

Nestled on a coveted road in Streatham Hill, this modern ground floor one-bedroom flat is bathed in an abundance of natural light throughout. Situated within an elegant semi-detached building, the flat boasts high ceilings and expansive windows. Its spacious layout comprises an open-plan living area with a kitchen/reception space, a generously sized double bedroom with fitted wardrobes, and a contemporary bathroom complete with a wash basin and WC. Wavertree Road is a quiet and pretty, tree-lined, sought-after residential street just off Streatham Hill with a local park, Hillside Gardens at the top end. The property is handy for transport at Streatham Hill station (Victoria in 17 mins), Brixton tube and Tulse Hill station, and close to various green spaces with Tooting Common a mere 10-minute walk away. There is plentiful shopping and many diverse and lively local restaurants, coffee shops and bars near-by.

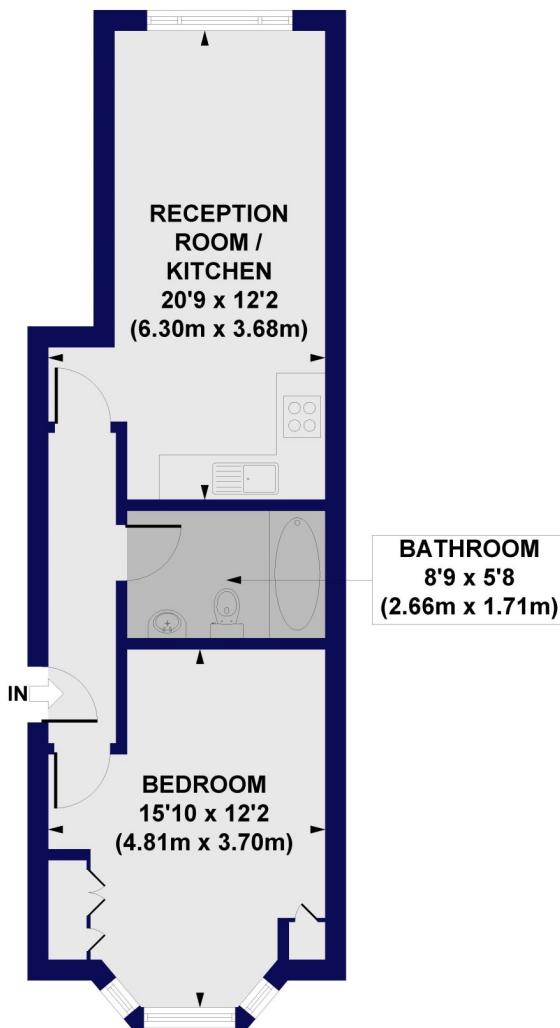
AT A GLANCE

- Abundant natural light
- Victorian conversion
- High ceilings, expansive windows
- Open-plan living area
- Generously sized double bedroom
- Fitted wardrobes
- Contemporary bathroom amenities
- Tranquil tree-lined residential street





Wavertree Road, SW2
Approx. Gross Internal Floor Area 472 sq. ft / 43.82 sq. m



GROUND FLOOR

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

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)	A		
(81-91)	B		
(69-80)	C	73	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: Leasehold

Term: 121 year and 8 months

Ground Rent: £300 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.

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.