



CONYERS ROAD, SW16
£385,000 LEASEHOLD

A BRIGHT GROUND FLOOR TWO BEDROOM VICTORIAN CONVERSION FLAT

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

This charming ground floor flat is set within an attractive semi-detached Victorian House in Conyers Road off Mitcham Lane, close to Streatham Station (Thameslink.) Tooting Bec Common and Streatham Common are close by.

The property's main feature is the large reception and dining room which extends some 19ft and has high ceilings, wooden floor boards and large sash windows to the front. The rest of the accommodation comprises: an open-plan fitted kitchen, a good-sized double bedroom, a single/small double bedroom and a white bathroom. There is a small patio to the rear off the main bedroom, perfect for al-fresco dining.

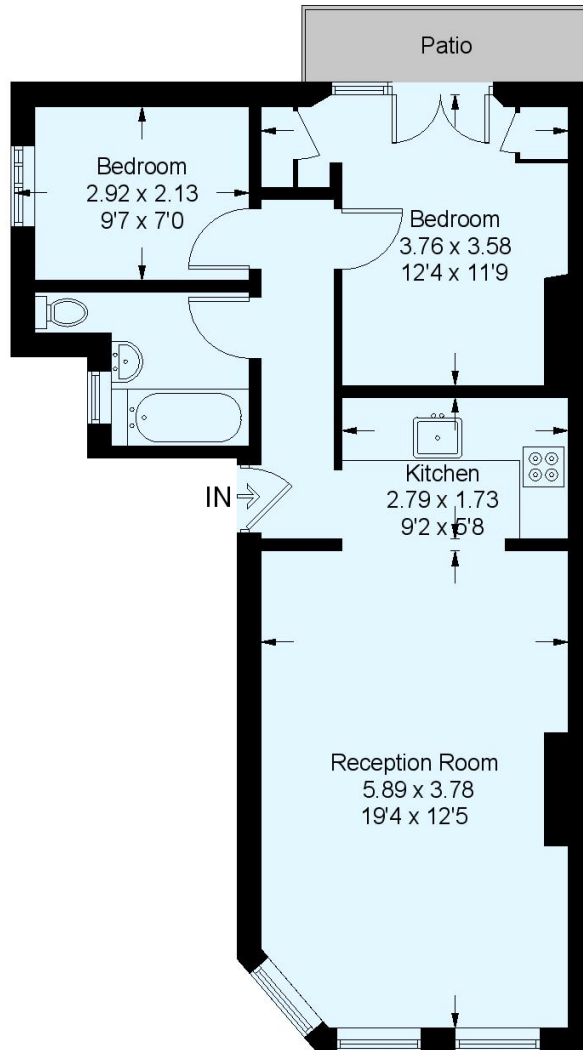
Conyers Road is a quiet residential road that has a pedestrian walkway at the bottom that leads straight through to Streatham Common station (an easy commute to London Victoria.) Streatham (Thameslink) station offers a good service into the City and is also close by. There are plenty of shops and restaurants/bars etc. as well as the Leisure Centre and Ice Rink on the Streatham High Road. Mitcham Lane also has a range of





Conyers Road, SW16

Approximate Floor Area = 54.0 sq m / 581 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)



Ground Floor 54.0 sq m / 581 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID640400)

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	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
67	75
England, Scotland & Wales	
EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 88 year and 4 months

Service Charge: £2,176 per annum

Ground Rent: £250 per annum

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.