



WAVERTREE ROAD, STREATHAM, LONDON, SW2
£675,000 LEASEHOLD

A LARGE SPLIT-LEVEL THREE BEDROOM CONVERSION APARTMENT WITH A DECKED ROOF TERRACE

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

An unusually spacious upper flat, arranged over two floors, offering excellent internal accommodation. This includes a modern, white kitchen/diner that leads up a few steps to a bright reception room with high ceilings, wooden floors, and a character fireplace. Set within an attractive Edwardian house, the property boasts a large decked roof terrace with panoramic views and a private section of the rear garden. There is also potential for improvement with the addition of a loft conversion, subject to planning permission. Wavertree Road is a quiet, pretty, tree-lined, and sought-after residential street just off Streatham Hill, with a local park, Hillside Gardens, at the top end. The property is conveniently located for transport links at Streatham Hill station (Victoria in 17 minutes), Brixton tube, and Tulse Hill. There is an abundance of shopping options and a diverse selection of lively local restaurants, coffee shops, and bars. Several excellent schools are also in the close vicinity. *Please note that the property is currently tenanted, and the photos provided are indicative of the current layout. They may not accurately reflect the present internal condition.

AT A GLANCE

- Edwardian conversion
- Split-level accommodation
- Three double bedrooms
- Modern bathroom
- Spacious reception room
- Large modern kitchen/diner
- Roof terrace with panoramic views
- Favoured Streatham Hill location
- No chain



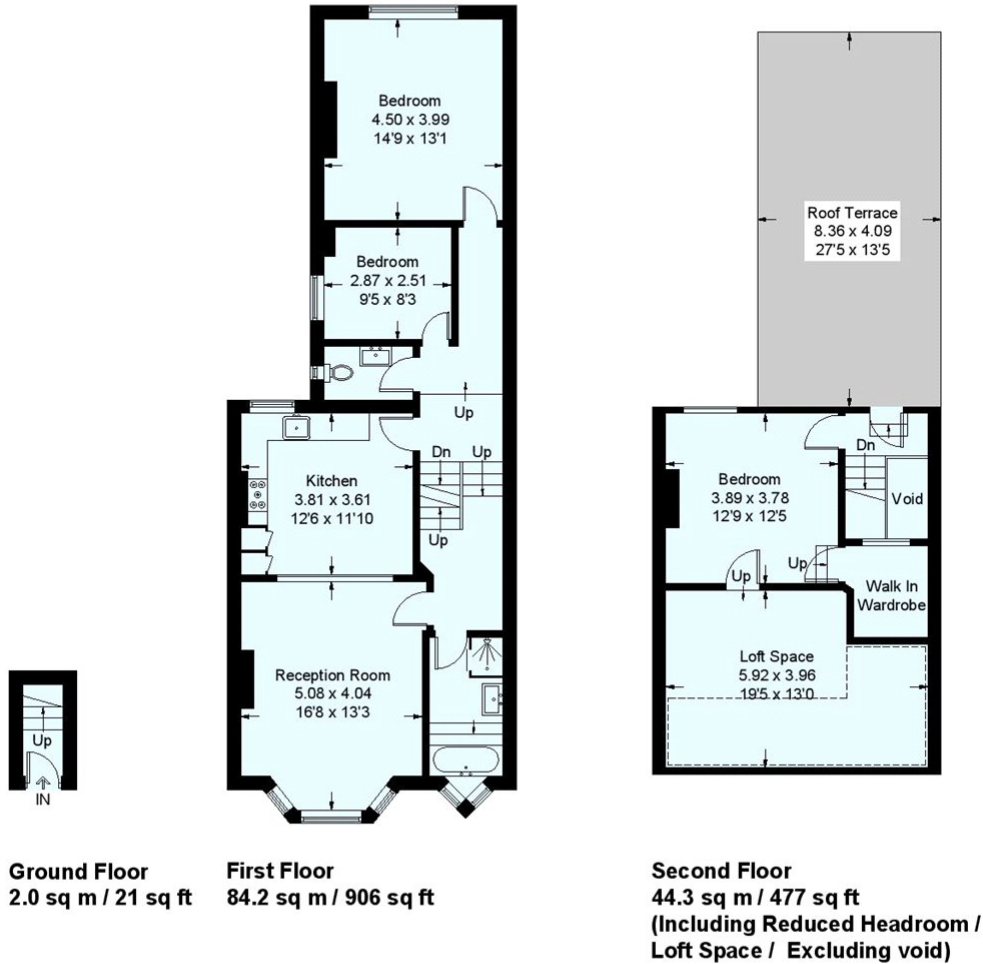


Wavertree Road, SW2

Approximate Gross Internal Area = 130.5 sq m / 1404 sq ft
(Including Reduced Headroom / Loft Space / Excluding Void)
Approximate Gross Internal Area = 119.3 sq m / 1284 sq ft
(Excluding Reduced Headroom / Void / Including Loft Space)

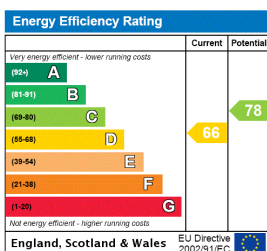


 = Reduced headroom below 1.5m / 5'0"



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. (ID393934)

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.



Tenure: Leasehold

Term: 89 year and 3 months

Service Charge: £1440 per annum

Ground Rent: £10 Annually (subject to increase)

Council Tax Band: D

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.