



GLENELDON ROAD, SW16
OIEO £525,000 LEASEHOLD

SPACIOUS VICTORIAN CONVERSION WITH A LARGE PRIVATE GARDEN IN THE HEART OF STREATHAM

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SUMMARY:

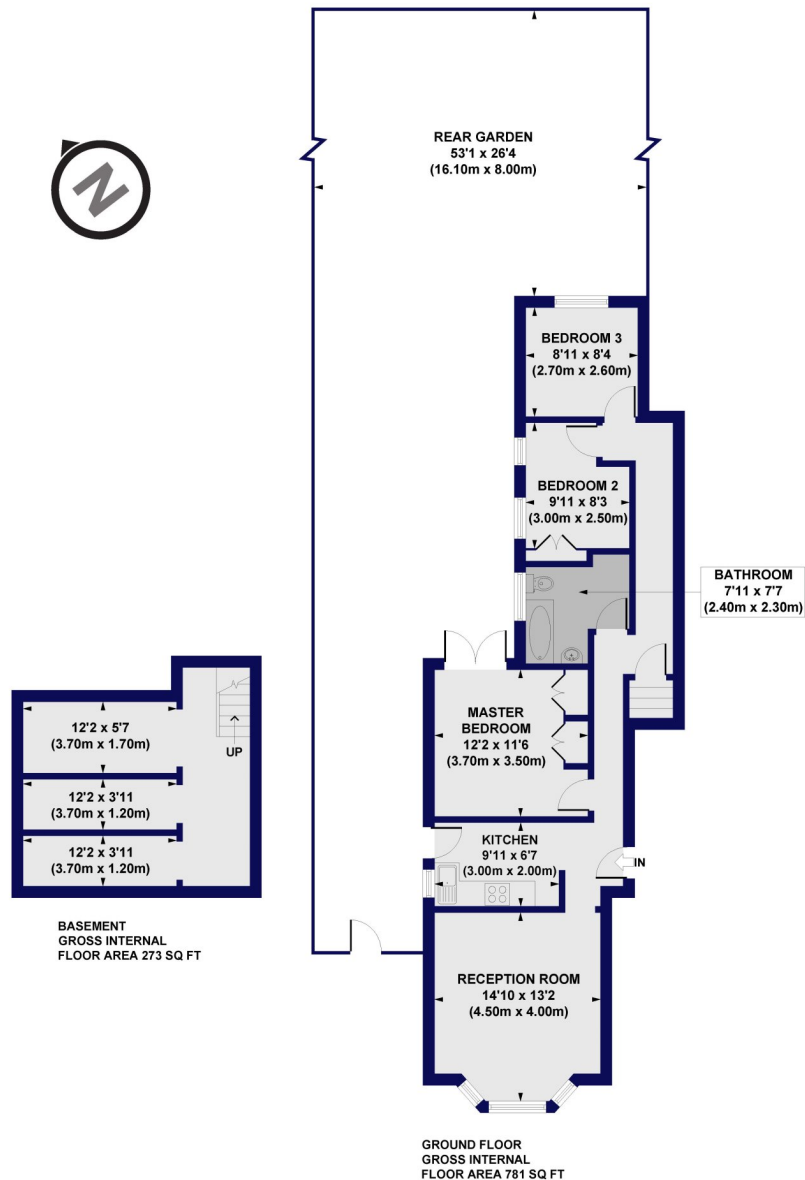
This charming three-bedroom, ground-floor Victorian conversion is situated on the peaceful and tree-lined Gleneldon Road, just a stone's throw away from Streatham High Road. The property benefits from bright and spacious living areas, including a large reception room and a well-fitted kitchen. The home further features a master bedroom, two additional bedrooms, and a family bathroom, making it ideal for families or professionals alike.

The real highlight is the private, mature planted garden, perfect for outdoor entertaining or simply enjoying a quiet evening in your own green space. Additionally, the property boasts a large basement area, providing ample storage or the potential for further development.

Conveniently located close to both Tooting Bec and Streatham Common, this property enjoys excellent transport links. Streatham (Thameslink), Streatham Hill, and Streatham Common stations offer quick routes into the City and West End, making commuting a breeze. The surrounding area is also home to an abundance of local amenities, including an M&S Foodhall, Aldi, 24hr Tesco Extra, and a modern Leisure Centre and Ice Rink, all ensuring a vibrant lifestyle.



Gleneldon Road, SW16
Approx. Gross Internal Floor Area 1054 sq. ft / 97.96 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.

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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		
(55-68)	D	60	76
(39-54)	E		
(21-59)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 178 year and 0 months

Service Charge: £2139 per annum

Ground Rent: £ 0 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.

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