



SHRUBBERY ROAD, SW16
OIEO £525,000 SHARE OF FREEHOLD

A CHARMING VICTORIAN MAISONETTE IN PRIME STREATHAM LOCATION

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DESCRIPTION:

This charming maisonette is ideally positioned close to Streatham High Road, providing convenient access to the City and West End via both Streatham and Streatham Hill stations. The property boasts a spacious and inviting reception room, perfect for relaxing or entertaining guests. The modern kitchen/dining room is well-appointed with contemporary appliances and ample storage. The generously sized principal bedroom includes a private en-suite shower room, and the second bedroom is well-proportioned and filled with natural light. The stylish bathroom is fitted with modern fixtures, completing the internal space. Outside, the house features a charming front facade with classic brickwork and a neat front garden area. The rear garden offers a private outdoor space, perfect for enjoying sunny days and al fresco dining. Shrubbery Road is located off Streatham High Road, with a wealth of local amenities nearby including Streatham Ice Rink & Leisure Centre, the Library, Odeon Cinema, and several large supermarkets such as the new Aldi, Marks & Spencer Food Hall, and the 24-hour Tesco superstore. The Rookery Gardens and café/microbrewery, protected by English Heritage, are just a short walk away across the beautiful common, providing a peaceful escape from city life. This property is ideal for those seeking a blend of modern living and convenience, with a touch of historical charm.

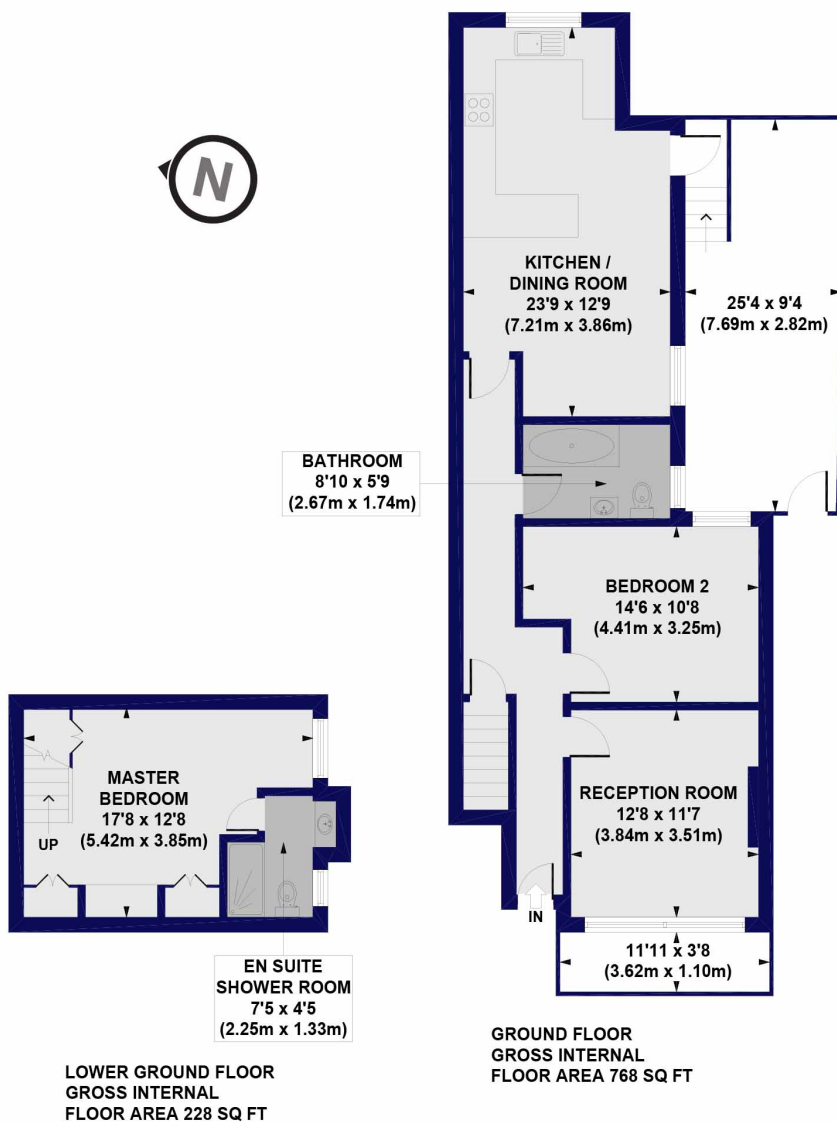
AT A GLANCE

- Maisonette
- Close to Streatham High Road
- Easy access to City/West End
- Spacious reception room
- Modern kitchen/dining room
- Principal bedroom with en-suite
- Light-filled second bedroom
- Stylish modern bathroom
- Private rear garden space





Shrubbery Road, SW16
Approx. Gross Internal Floor Area 997 sq. ft / 92.60 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.



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: Share of Freehold

Term: 995 year and 1 months

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	59
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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