



GLENEAGLE ROAD, SW16  
£200,000 LEASEHOLD

## A CHARMING, FIRST FLOOR VICTORIAN STUDIO FLAT IN CENTRAL STREATHAM

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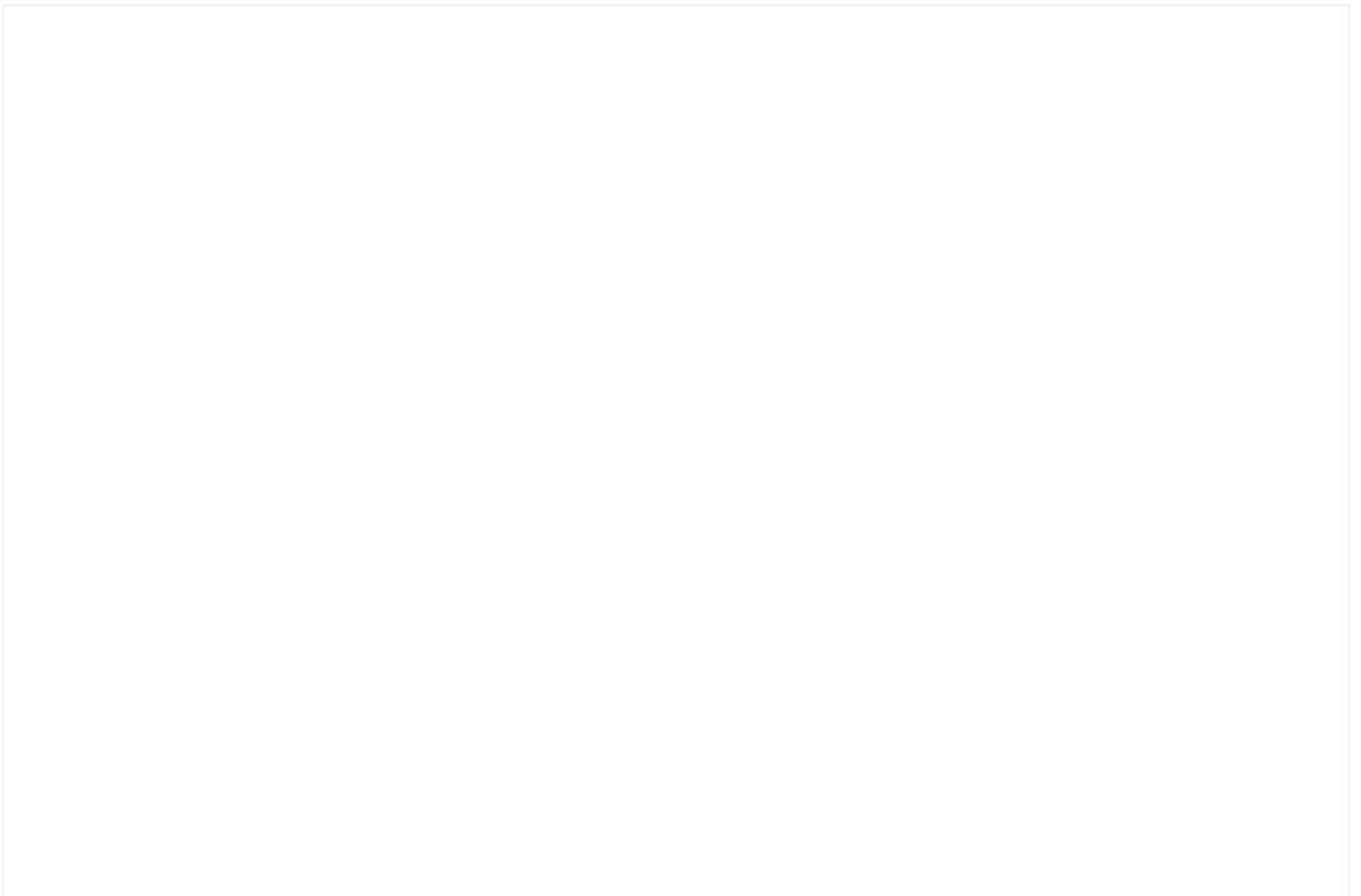
## DESCRIPTION

Nestled in the heart of Streatham, this charming first-floor flat enjoys a prime location on Gleneagle Road, a tranquil, tree-lined residential street predominantly comprised of Victorian homes and conversion flats. The property is perfectly situated between two expansive commons, offering a delightful blend of greenery and urban convenience.

The flat is within easy walking distance of both Streatham and Streatham Common stations, providing swift connections to the City and West End, making it an ideal choice for commuters. Residents will also appreciate the proximity to a vibrant array of local amenities, including excellent pubs, independent cafes, and diverse restaurants. For daily needs, a 24-hour Tesco Extra, Aldi, and M&S Foodhall are just moments away.

Additionally, leisure enthusiasts will enjoy access to the modern Ice Rink and Leisure Centre, along with a 24-hour gym, all conveniently close by. The flat offers a blend of character and functionality, appealing to those seeking a well-connected home in a thriving community.

\*The current lease is approx. 57 years and a new lease will be granted upon completion.





**TOTAL: 337 sq. ft, 31 m<sup>2</sup>**  
**FIRST FLOOR : 337 sq. ft, 31 m<sup>2</sup>**

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 Winkworth. 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.

**Tenure:** Leasehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 75 Annually (subject to increase)

**Council Tax Band:** A

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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