



MOUNT NOD ROAD, SW16
£625,000 LEASEHOLD

SPACIOUS AND ELEGANT TOP-FLOOR FLAT WITH FAR-REACHING CITY VIEWS

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Set within a highly sought-after residential road, this beautifully presented top-floor flat combines charm, modern comfort, and exceptional space. Located within walking distance of Streatham Hill Station (offering direct links to London Victoria in just 17 minutes), this property also benefits from easy access to Brixton Tube station via a short bus ride.

This stunning flat boasts three well-proportioned bedrooms (one currently reconfigured into a second reception room) and offers superb versatility to suit a variety of lifestyles. High ceilings throughout give the home an airy and spacious feel that belies its top-floor setting. The bright and open-plan kitchen, dining, and reception area provide the perfect space for entertaining, dining, or relaxing, while large windows frame impressive far-reaching views across London. The flat further features a modern family bathroom and an additional shower room, both immaculately maintained. Throughout, the property reflects the care and attention of the current owners, blending contemporary finishes with a welcoming warmth.

This excellent location ensures all the amenities of Streatham Hill are on your doorstep, including vibrant independent shops, restaurants, cafes, and gyms. Hillside Gardens Park sits at the top of the street, with both Streatham and Tooting Bec Commons just a short distance away, offering plenty of green spaces to explore.





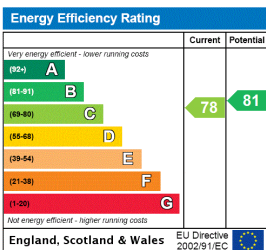


TOTAL: 1079 sq. ft, 101 m2
 FLOOR 1: 49 sq. ft, 5 m2, FLOOR 2: 257 sq. ft, 24 m2, FLOOR 3: 773 sq. ft, 72 m2

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.

Winkworth

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: 119 years and 9 months

Service Charge: £1000 per annum

Ground Rent: £300 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.

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.