

MOUNT EPHRAIM ROAD, LONDON, SW16  
£1,595 PER MONTH UNFURNISHED

## A DELIGHTFUL TOP FLOOR VICTORIAN CONVERSION FLAT CLOSE TO STREATHAM HILL & TOOTING BEC COMMON

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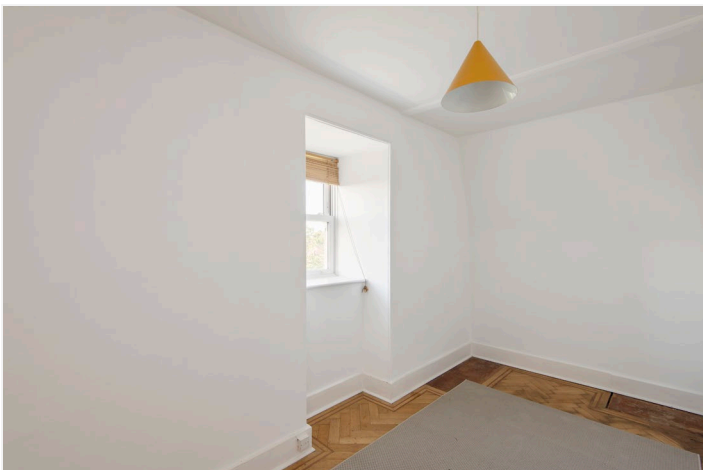


## DESCRIPTION:

Available exclusively through Winkworth, we present this spacious (502 sq. Ft) top floor conversion apartment with entrance via an external front staircase, set within an imposing grand detached Victorian house on a pretty tree-lined residential street close to Tooting Bec Common & Streatham High Road. The property has been freshly redecorated and has a good size double bedroom and a large, bright dual aspect rear reception room with double-glazed windows. There is a white bathroom with a window to side and a fitted kitchen with all the usual appliances including a washing machine. The property is ideally located for easy access to Streatham Hill station (London Victoria in 17 minutes) and also within easy reach of Balham, Clapham & Brixton by bus or on foot. Available from the 12th of August 2023 on an unfurnished basis.

## AT A GLANCE

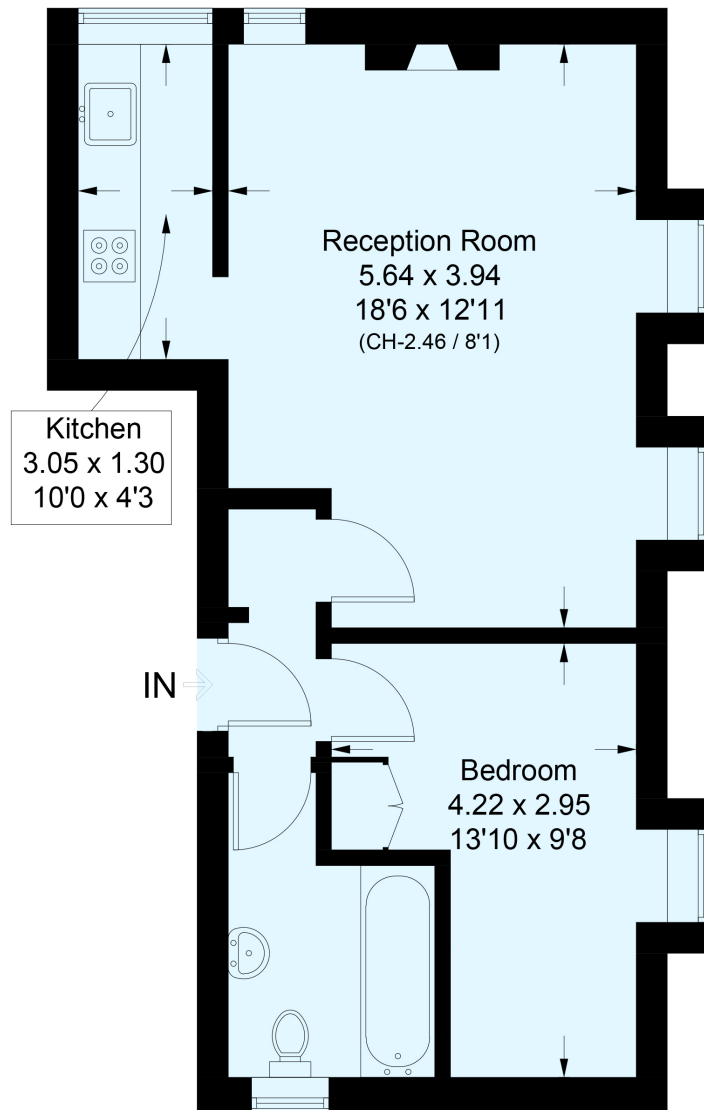
- Victorian Top Floor Conversion
- One Double Bedroom
- Reception Room
- Fitted Kitchen
- Smart Bathroom
- Lambeth Council Tax Band: C
- Unfurnished
- Available from the 12<sup>th</sup> of August 2023





## Mount Ephraim Road, SW16

Approximate Floor Area = 46.6 sq m / 502 sq ft  
Including Limited Use Area (1.8 sq m / 19 sq ft)



### Second Floor

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. (ID872301)

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.

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