



MOUNT EPHRAIM LANE, SW16
OFFERS IN EXCESS OF: £525,000 SHARE OF FREEHOLD

**A GROUND FLOOR TWO BEDROOM
VICTORIAN CONVERSION APARTMENT IN A
SOUGHT-AFTER LOCATION WITH A LOVELY
PRIVATE GARDEN**

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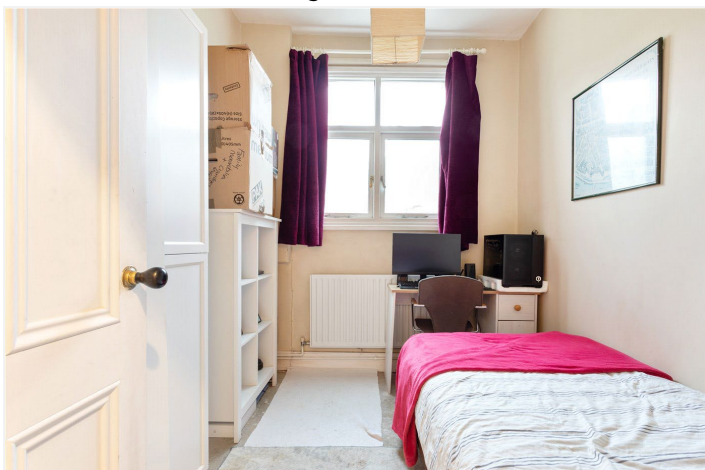


DESCRIPTION:

This character-filled property boasts exceptional ground floor living spaces. Upon entering the inviting hallway, a staircase descends to a practical cellar below. Situated at the rear, the main double bedroom, featuring an en-suite shower room, opens up to the delightful garden through bi-folding doors—ideal for summer gatherings. The outdoor area comprises a patio, lawned area and a side return with a shed. The second double bedroom, also generously proportioned, overlooks the side return. Positioned at the front is the separate fitted kitchen, equipped with ample wall and base units for storage and standard appliances. The reception/dining room, adorned with wooden flooring, a feature fireplace, and large bay windows, ensures an abundance of natural light. Completing the living space, the modern bathroom includes a bathtub, washbasin, and WC. Further potential exists for extension into the side return, subject to planning permission. Nestled in the sought-after Mount Ephraim Lane, a tranquil residential street with minimal through traffic, this property is favoured by families. Predominantly consisting of charming, mid to late Victorian gable-fronted terraced houses, the locale is well-positioned for various local amenities. The street culminates in access to the expansive greenery of Tooting Bec Common, featuring a popular Lido and running track. Balham is conveniently located nearby. Streatham Hill station offers a swift train ride to Central London, and Brixton tube is accessible via the regular 24-hour bus routes on the High Road.

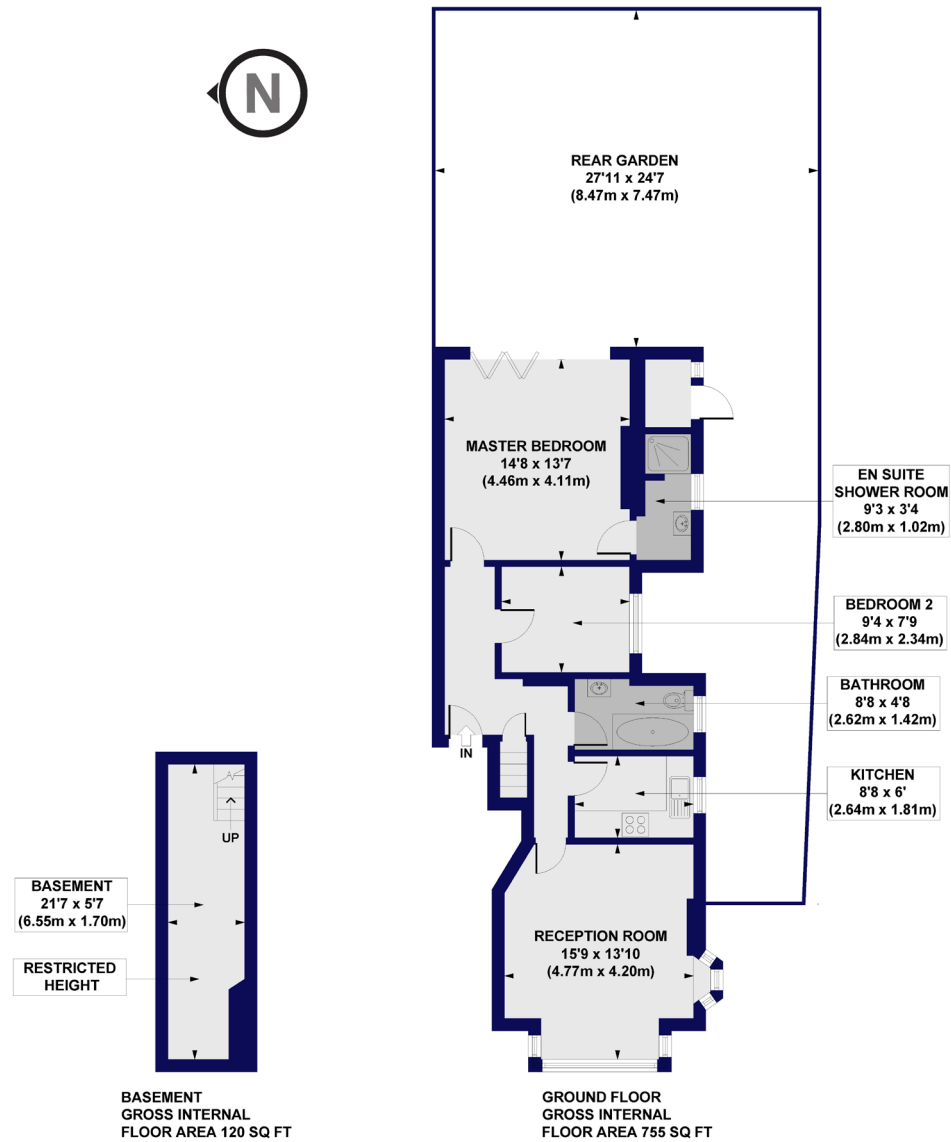
AT A GLANCE

- Ground floor Victorian conversion
- access to a cellar
- Two double bedrooms
- Private Garden
- Fitted kitchen at front
- Reception/dining room
- En-suite shower room
- Modern bathroom
- Potential for extension STPP.
- Tranquil residential street





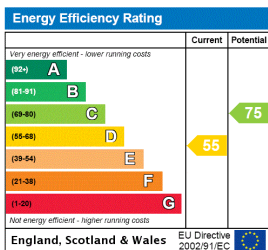
Mount Ephraim Lane, SW16
Approx. Gross Internal Floor Area 875 sq. ft / 81.31 sq. m (Including Basement)



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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: Share of Freehold
Term: Expires - 01/01/3011
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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