



GLENEAGLE ROAD, SW16
£400,000 LEASEHOLD

A CHARMING, SPLIT-LEVEL SECOND FLOOR TWO DOUBLE BEDROOM VICTORIAN CONVERSION APARTMENT

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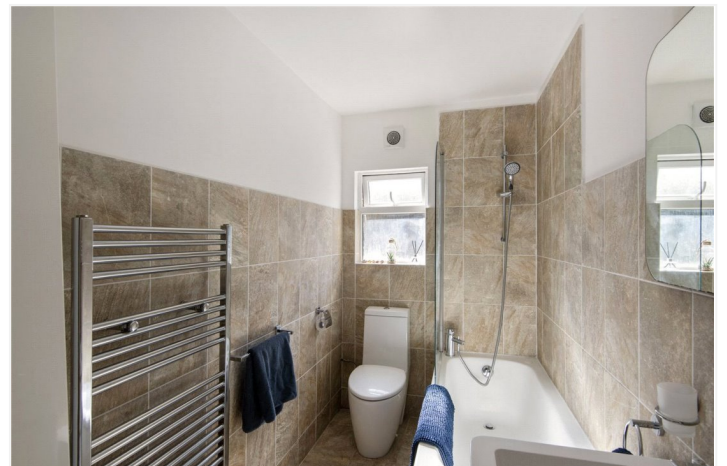


DESCRIPTION:

We are delighted to present this split-level second floor apartment set within a handsome semi-detached red brick Victorian house. There is a shared front entrance set back from the street which leads to the communal hallway. As you enter the flat, the hallway opens onto a large open-plan reception/kitchen/dining space to the front with two windows, letting in plenty of natural light. This generously proportioned room has high ceilings, a feature fireplace and has been freshly decorated in neutral colours. There is a fitted kitchen along the rear wall with ample space for sitting and dining. The large dual aspect principal bedroom is set to the rear and there is a second double bedroom with a fitted storage closet. Completing the space is the stone tiled bathroom with a bath and shower overhead, a wash hand basin and a WC. There is also a practical heated towel rail too. Gleneagle Road is a tree-lined residential road consisting of mainly Victorian houses and conversion flats set in the heart of Streatham between two large commons. The nearest transport is at Streatham and Streatham Common stations (a short walk away), with speedy links both to the City and West End. There are many excellent local pubs, restaurants and independent cafes. Shops nearby include a 24hour Tesco Extra, an Aldi and an M&S Foodhall amongst many others. The modern Ice Rink and Leisure Centre and 24 hour Gym are a short walk away.

AT A GLANCE

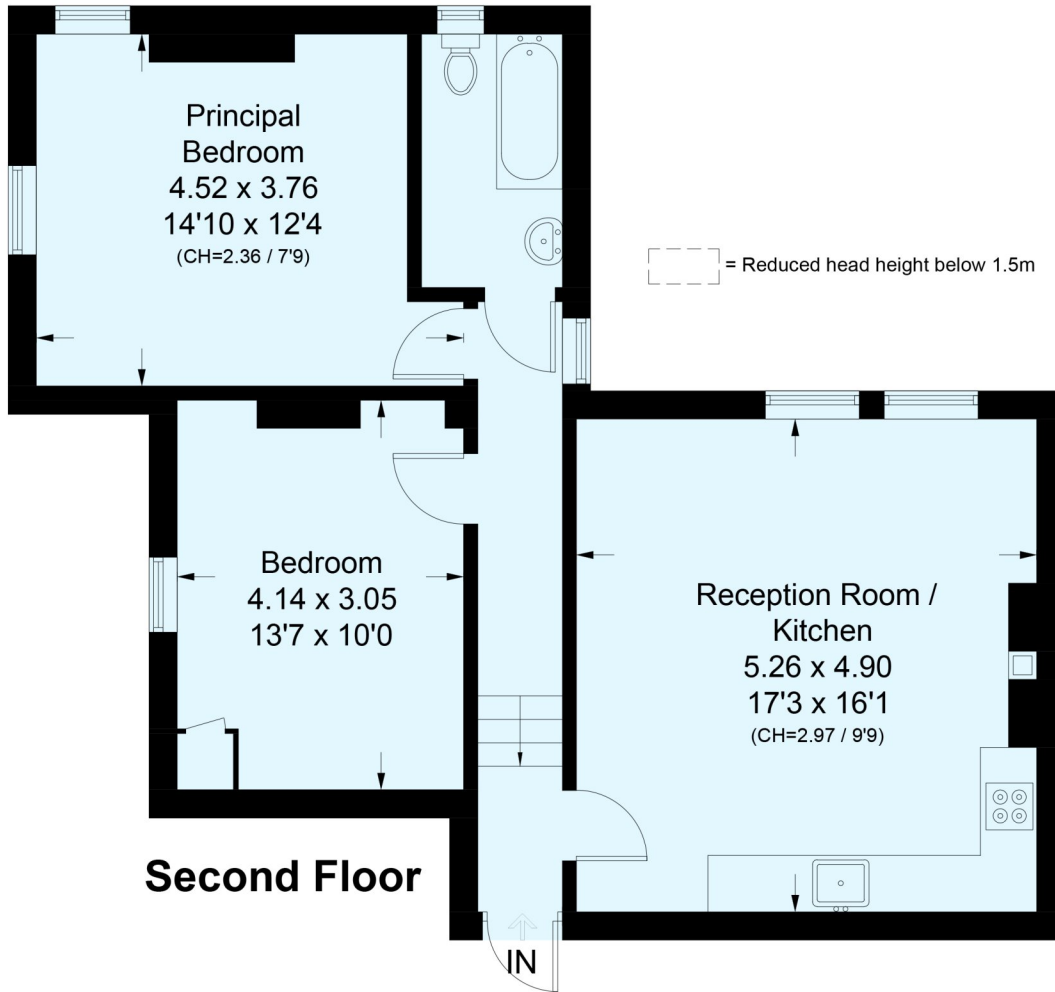
- Victorian Conversion
- Second Floor
- Open-Plan Living
- Reception Room/Kitchen/Dining Room
- Two Double Bedrooms
- Modern Bathroom
- Long Lease
- Chain Free





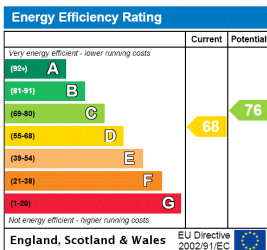
Gleneagle Road, SW16

Approximate Floor Area = 66.6 sq m / 717 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft)



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. (ID887526)

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: 103 year and 6 months

Service Charge: £1900 per annum

Ground Rent: £150 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.

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