



MOUNT NOD ROAD, SW16  
£695,000 SHARE OF FREEHOLD

A BEAUTIFULLY PRESENTED THREE-BEDROOM MAISONETTE WITH PERIOD CHARM IN A PRIME STREATHAM HILL LOCATION

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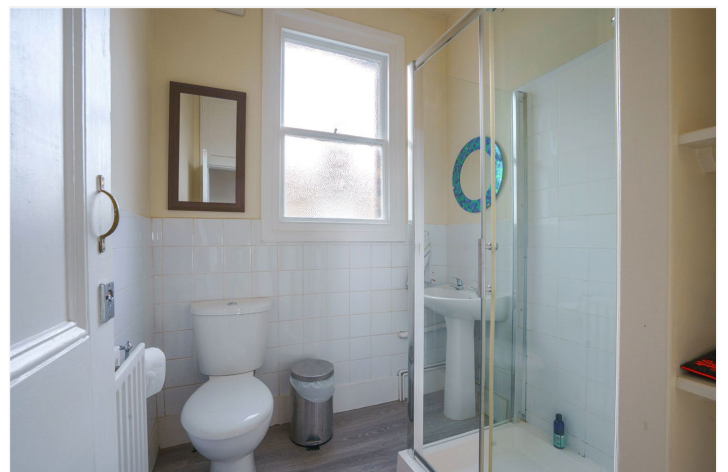


## DESCRIPTION:

A charming two-bedroom maisonette spanning the first and second floors of a late Victorian/Edwardian property, with a private garden and additional communal front garden, located in the highly sought-after Leigham Hall conservation area. This delightful property offers versatile living space and retains much of its period charm.

The property boasts a bright reception room with large bay windows overlooking the front. The spacious kitchen/dining room provides ample cabinetry and worktop space and has direct access to the private garden via a convenient stairwell, and also benefits from side access. The three well-proportioned bedrooms include a principal suite on the second floor, complete with an en-suite WC and wash basin. There is also a separate shower room and a family bathroom with WC, ensuring convenience for modern family living.

Situated within the quiet, tree-lined Leigham Hall conservation area, known locally as the "ABC Roads," the property is moments from the vibrant Streatham Hill High Road, offering an array of boutique shops, cafes, and restaurants. Hillside Gardens Park is at the top of the street, with Streatham and Tooting Bec Commons also nearby.









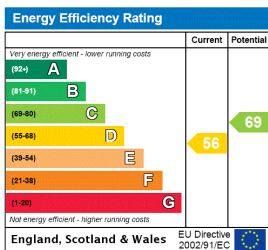


**TOTAL: 1128 sq. ft, 104 m<sup>2</sup>**

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:** Share of Freehold

**Term:** 994 years and 8 months

**Service Charge:** £1,489 per annum

**Council Tax Band:** B

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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