



KNOLLYS ROAD, SW16
£420,000 LEASEHOLD

STRIKING MODERN APARTMENT WITH PRIVATE GARDEN & EXCELLENT TRANSPORT LINKS

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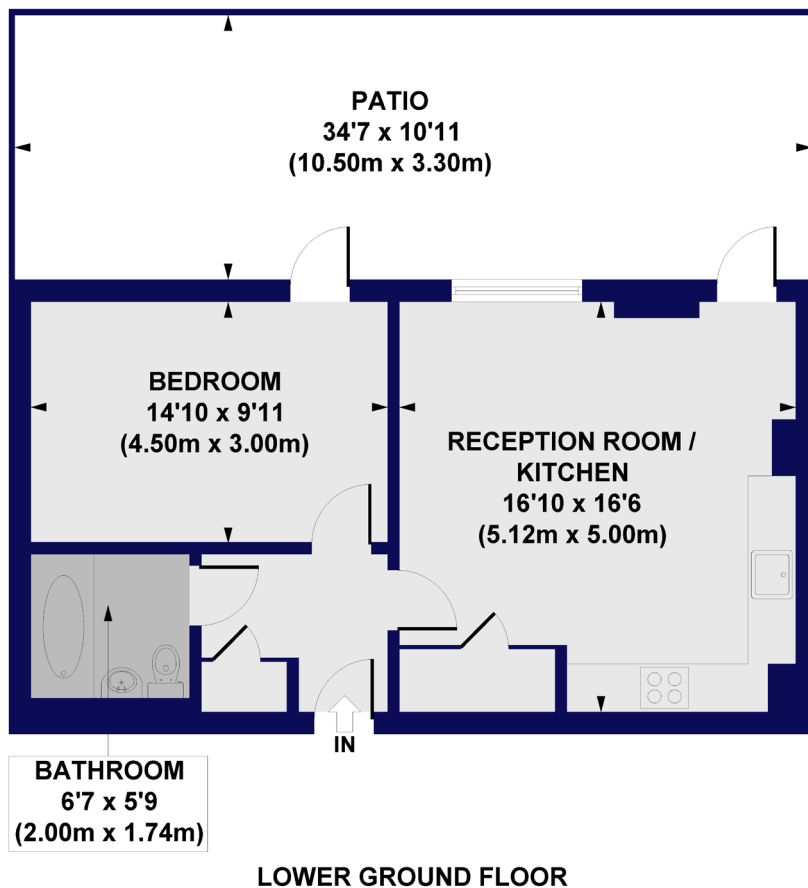
DESCRIPTION:

Knollys Road offers a unique blend of modern architecture and stylish finishes within a vibrant neighbourhood. This stunning one-bedroom apartment is part of a newly developed block and features an open-plan reception and kitchen area that is perfect for contemporary living. The sleek, fully integrated kitchen is beautifully designed with ample storage and high-quality appliances, making it ideal for cooking and entertaining. The spacious bedroom is bathed in natural light, with large windows and direct access to the private terrace garden. The modern bathroom is finished to an exceptional standard, complete with a luxurious rain shower and elegant fixtures. The private outdoor space is a rare find, providing a peaceful oasis for relaxation or al fresco dining. Residents also benefit from access to a beautifully maintained communal garden, perfect for enjoying the outdoors, and there is a secure bike storage area on-site and the added benefit of an allocated, off-street parking space. Situated on a quiet residential street, Knollys Road offers easy access to local amenities including shops, gyms, cafes, and restaurants in Streatham Hill, Tulse Hill, and West Norwood. The property is well-connected to central London via Streatham Hill, West Norwood, Brixton tube, or Tulse Hill (Thameslink) stations, making it a convenient choice for city commuters.





Knollys Road, SW16
Approx. Gross Internal Floor Area 528 sq. ft / 49.04 sq. m



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 CP Creative. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 145 year and 3 months

Service Charge: £1985 per annum

Ground Rent: £400 Annually (subject to increase)

Council Tax Band: D

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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