



# Extremely bright and spacious one bedroom flat in Streatham Hill.

Mount Nod Road, London, SW16

£325,000 Share of Freehold





**A bright and spacious reception room • Well-presented principal bedroom • Nearby Streatham Hill, Tulse Hill and Brixton stations provide superb transport links • Close to all the local amenities of Streatham • Located in the catchment for two highly sought after state schools and near to several private schools**

#### Local Information

Mount Nod Road is well located for the wonderful selection of restaurants, pubs, shops, local markets, libraries and sports facilities in Streatham.

Streatham Hill station is a short walk away and provides easy access into both the West End and City respectively.

The area is renowned for its excellent selection of state and private schools and the open green spaces nearby.

#### About this property

Situated on the raised ground floor of this striking Victorian house, is this charming one bedroom flat.

Boasting a very spacious living area and an open-plan kitchen. This immaculate flat has a huge amount of natural light throughout provided by the two tall French doors opening out on to the Juliet balcony, which overlook the garden below.

The bedroom features built-in storage and an en suite bath as well as a large bay window providing plenty of natural light from floor to ceiling windows. Off the hallway is a W/C.

This flat is ideal for first time buyers and those seeking a Pied-

à-Terre and is offered share of freehold.

#### Tenure

Share of Freehold

#### Local Authority

Lambeth Council

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clapham Office.  
Telephone: +44 (0) 20 8673 4111.

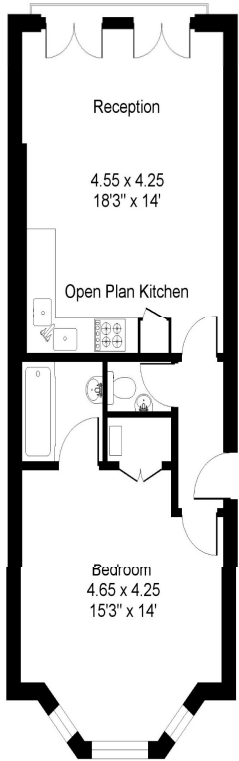






Mount Nod Road, London, SW16  
Gross Internal Area 535 sq ft, 49.7 m<sup>2</sup>

Mount Nod, SW16  
Gross internal area (approx.):  
49.7 sq.m. (535 sq.ft.)  
For identification purposes only. Not to scale.  
Floorplanners ©



Raised ground floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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