

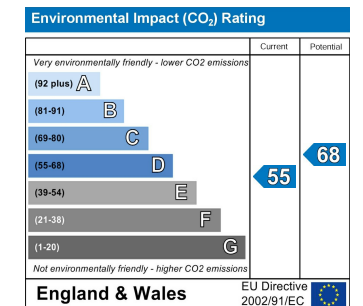
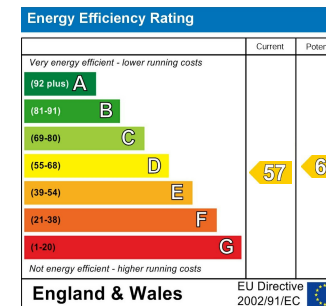


HUNTERS®
HERE TO GET *you* THERE

Greyhound Lane, London, SW16 | £375,000 to £400,000
Call us today on 020 7708 2002



- Two Bedroom Period Conversion
- Modern Kitchen with Breakfast Bar
- Generously Sized Master Bedroom
 - Private Front Garden
- Close to Transport Links and Amenities
 - Share of Freehold
 - Zero Ground Rent



Guide Price £375,000 to £400,000

Two-bedroom period conversion, with a front garden in a sought after location - Chain free and share of freehold!

Entering the hallway, and into the kitchen, you'll find a modern and sleek space with tiled floors, a kitchen with stylish wall and base units and complimenting worktops. There is a breakfast bar which is perfect for those busy mornings and an integrated hob and oven. Leading off the kitchen is the living area, with space for a dining table, relaxing and entertaining guests. The contemporary décor and carpets create a bright and welcoming space. Further down the hallway there is a modern tiled shower room with a WC, a sink and a heated towel rail. The master bedroom is located at the rear of the property with neutral décor and a carpet and is generously sized to accommodate a double bed and furniture. There is a second bedroom that would be ideal for a guest bedroom, home office or nursery. There is also a private section of South facing front garden.

Located only 0.2 miles from the green open spaces of Streatham Common, where you'll find the beautiful and well maintained Rookery Gardens and café. The property is conveniently located 0.2 miles from Streatham Common Station, offering fast trains into London Victoria. Situated 0.2 miles away is Streatham Station, where you can catch the Thameslink to Kentish Town, Blackfriars or to Wimbledon. Outside Streatham Station are numerous bus links into Oxford Circus, Brixton, Elephant & Castle and Balham. Streatham Common boasts many local pubs, restaurants, cafes and supermarkets.

Tenure: Share of Freehold

Council Tax band: C

Authority: London Borough of Lambeth

Lease length: 983 years remaining (Started in 2009 with a lease of 999 years)

Ground rent: Not payable

Service charge: Not payable

Buildings insurance: £357.07

Construction: Standard construction

Property type: Semi-detached, Flat

Number of floors: 3

Entrance on floor: 2

Has lift: No

Over commercial premises: No

Parking: On-street parking, no permit required

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating, Mains gas

Heating features: Double glazing, Open fire

Building safety issues: No

Public right of way through and/or across your house, buildings or land: No

Flood risk: To be provided

History of flooding: No history of flooding has been reported.

Coastal erosion risk: To be provided

Planning and development: No

Listing and conservation: No

Accessibility: None

Coalfield or mining: No coal mining risk identified

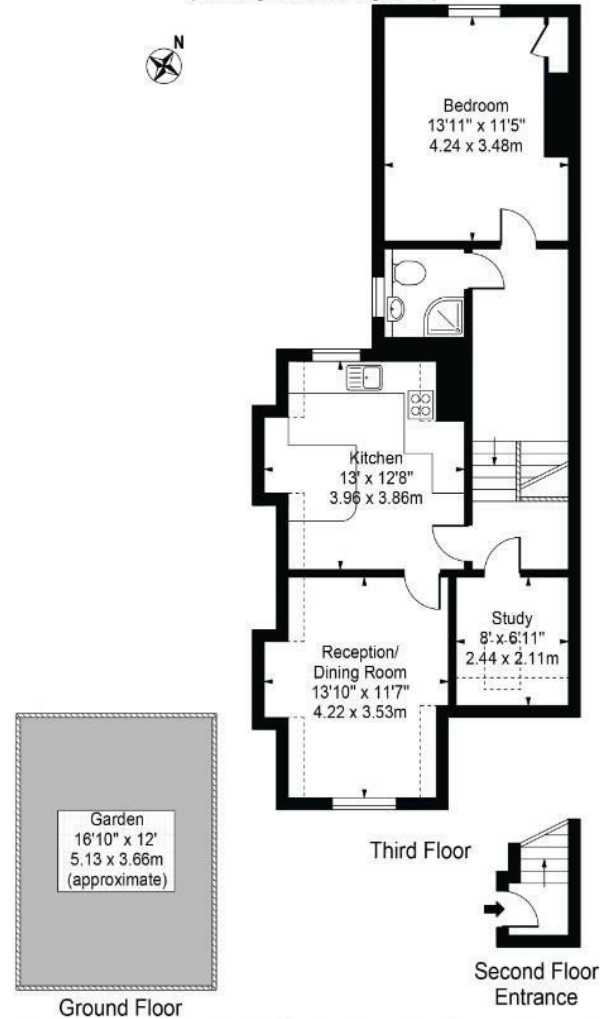
Greyhound Lane, SW16 5NW

Approx. Total Internal Area 713 Sq Ft - 66.24 Sq M

(Including Restricted Height Area)

Approx. Gross Internal Area 674 Sq Ft - 62.62 Sq M

(Excluding Restricted Height Area)



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002
| Camberwell.Sales@hunters.com

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