



MAPLEWOOD
PROPERTY & INVESTMENTS LTD.

Stunning one bedroom, split level apartment in period building. Open plan kitchen/living, communal garden and share of freehold.

MOUNT EPHRAIM ROAD, SW16

£350,000

Beautifully designed split level, one bedroom apartment. Renovated to an excellent standard featuring hardwood flooring, ample storage and a communal garden.

Located in a period building close to Streatham Hill station, this property has been carefully designed to maximise space and functionality. The building entrance and communal areas have been recently redecorated and the front door to the flat opens onto an inviting hallway with bespoke shelving.

To the upper level, a generous double bedroom with bay window benefits from plenty of natural light and further storage options. Recessed wall lighting on the staircase leads down to a welcoming living area, kitchen and bathroom.

This cosy space has been exceptionally designed to offer modern, open plan living in a period setting. The kitchen features a Belfast sink, induction hob, electric oven and breakfast bar.

The contemporary bathroom includes a rainfall showerhead and counter-top basin with attractive brushed gold fixtures and fittings.

Residents benefit from a large communal garden to the rear of the property and fantastic local amenities on the high street approx. 200m away. Tooting Commons are within short walking distance and Streatham Hill station offers regular trains to Victoria in just 18 mins.

Viewings highly recommended





Mount Ephraim Road, SW16

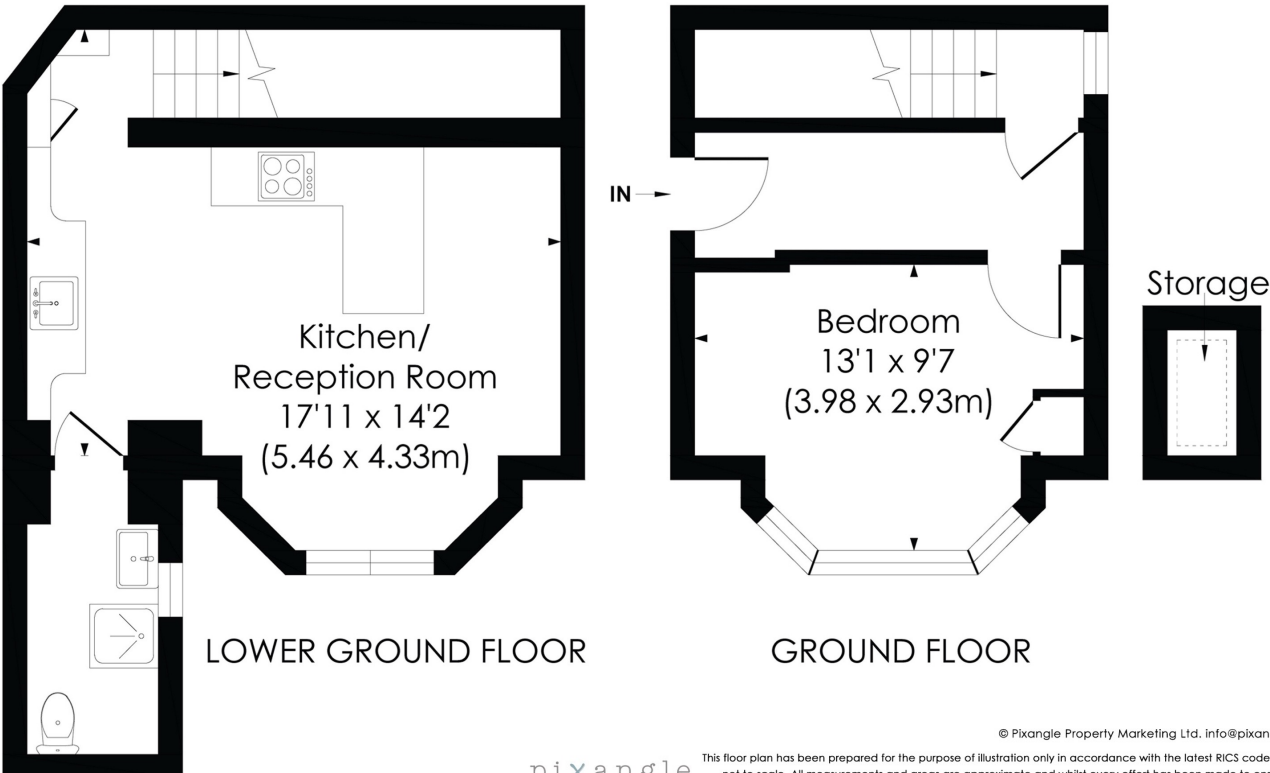
- Bright Double Bedroom
 - Split Level, Open Plan Living
 - Renovated to an Excellent Standard
 - Hardwood Flooring, Period Building
 - Stylish Contemporary Features
- Additional Storage Space
 - Moments from Streatham Hill Station
 - Large Communal Garden
 - Close to High Street & Tooting Commons
 - Viewings Highly Recommended



526 sq ft
Council tax band: D
EPC rating: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92–100) A		
(81–91) B		
(69–80) C		
(55–68) D	59	76
(39–54) E		
(21–38) F		
(1–20) G		
Not energy efficient – higher running costs		



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Approx. Gross Internal Floor Area

536 Sq. ft/48.90 Sq. m (Incl. Storage)
526 Sq. ft/49.80 Sq. m (Excl. Storage)

PARTICULARS:

Share of Freehold

(999 year lease)

Service Charge: £1,500.00 pa

Freehold Management

pixangle
PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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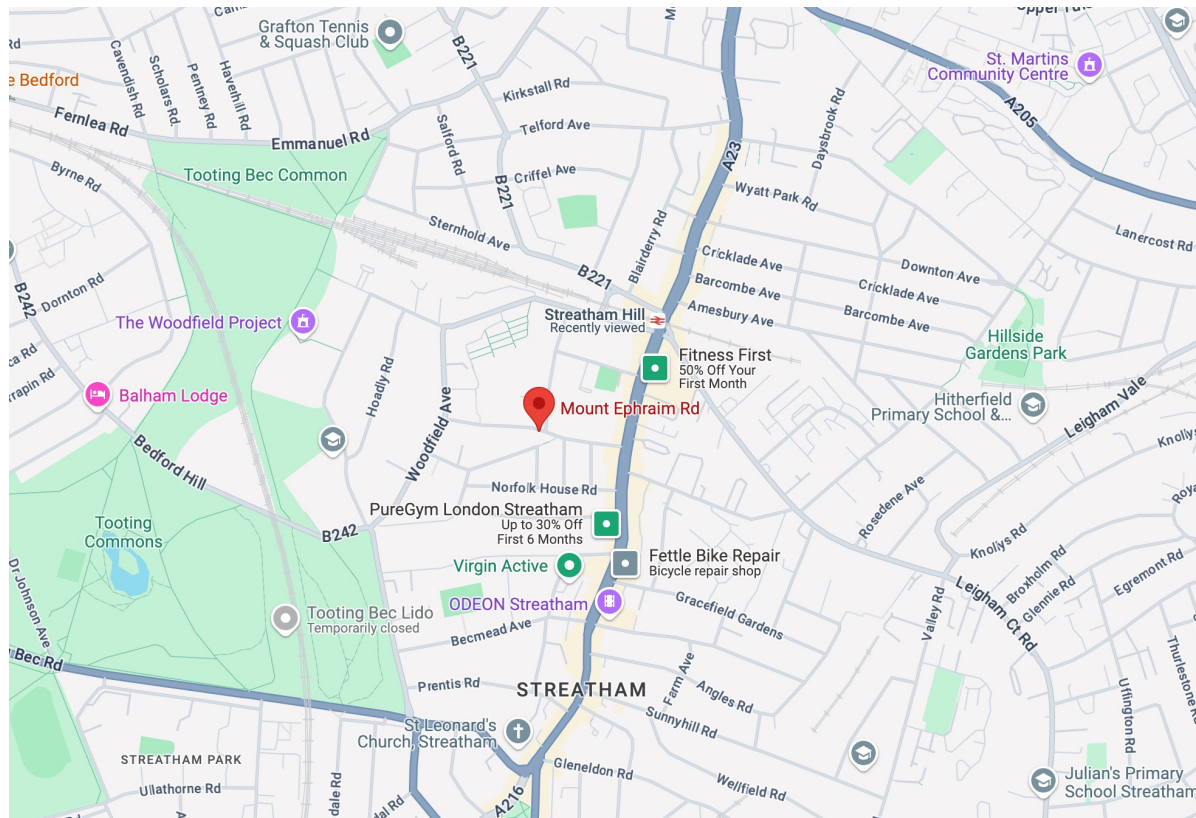


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