# 2 Credenhill Street

## London, SW16 6PR

### Asking Price £385,000

Galloways are delighted to present to the market this spacious two-bedroom flat in Streatham. Boasting a large reception room with high ceilings, a separate kitchen, and a small communal front garden, this property offers comfortable and inviting living spaces.

One of its standout features is that it is being sold chain-free, ensuring a streamlined purchasing process for prospective buyers.

Situated within easy reach of a fantastic array of local amenities, residents will appreciate the convenience of nearby shops, cafes, and restaurants. Furthermore, the property is conveniently located just 0.5 miles from Streatham Common station and 1.4 miles from Tooting Broadway tube station, providing excellent transport links for commuters and adventurers alike.

With its attractive features and prime location, this two-bedroom flat in Streatham offers an excellent opportunity for those seeking a relaxed and convenient lifestyle in South West London.

Wandsworth Council
Council Tax Band B £753.00pa
Tenure: Leasehold
Lease Term: 999 years

- TWO BEDROOMS
- HIGH CEILINGS
- LARGE RECEPTION ROOM
- LOTS OF NATURAL LIGHT
- 838 SQ FT / 77.8 SQ M
- CHAIN FREE
- DOUBLE GLAZING
- 0.5 MILES FROM STREATHAM COMMON STATION
- 1.4 MILES FROM TOOTING BROADWAY TUBE STATION
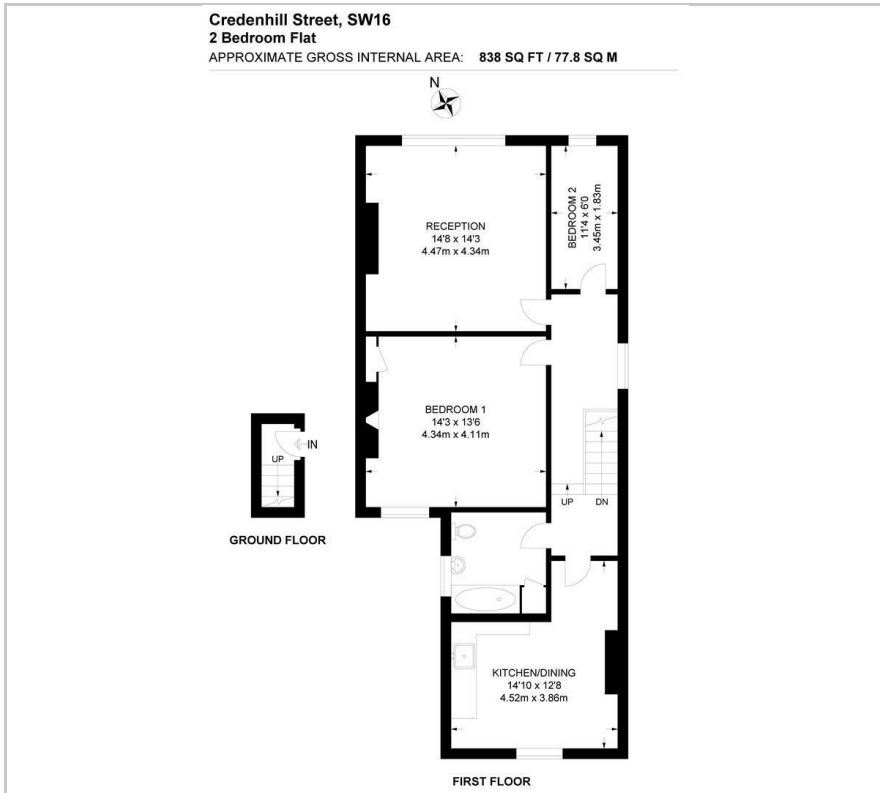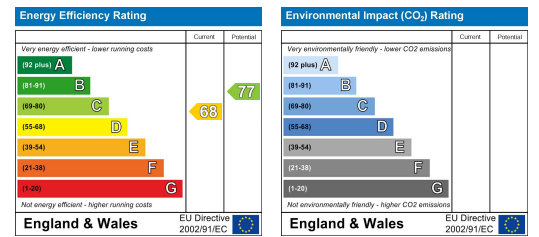- (TIMES ESTIMATED VIA GOOGLE MAPS)

### Viewing

Please contact our Galloways West Norwood Office on 020 8766 6111
if you wish to arrange a viewing appointment for this property or require further information

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## Floor Plan



**Credenhill Street, SW16**
**2 Bedroom Flat**
APPROXIMATE GROSS INTERNAL AREA: 838 SQ FT / 77.8 SQ M

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RECEPTION
14'8 x 14'3
4.47m x 4.34m

BEDROOM 2
11'4 x 6'0
3.45m x 1.83m

BEDROOM 1
14'3 x 13'6
4.34m x 4.11m

IN
UP

GROUND FLOOR

KITCHEN/DINING
14'10 x 12'8
4.52m x 3.86m

UP    DN

FIRST FLOOR

## Area Map



STREATHAM

STREATHAM VALE

London Rd

A216

Rowan Rd

Google    Map data ©2024

## Energy Efficiency Graph



| Energy Efficiency Rating | | |
|---|---|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 77 |
| (69-80) C | | |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| **England & Wales** | EU Directive 2002/91/EC | |

| Environmental Impact (CO$_2$) Rating | | |
|---|---|---|
| | Current | Potential |
| Very environmentally friendly - lower CO2 emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO2 emissions | | |
| **England & Wales** | EU Directive 2002/91/EC | |