

Emma's



206 Ellison Road

, London, SW16 5DJ

£2,100 Per Calendar Month



Three bedroom, one bathroom, first floor duplex flat in excellent condition within a period property which had a back-to-brick renovation completed. The flat benefits from on-street parking, a private garden, local amenities and excellent transport connections.



A light and spacious first floor, three bedroom flat in a terraced, period property. The flat benefits from high ceilings and plenty of natural light throughout with original features retained where ever possible including much of the original wood flooring.

The flat underwent, in recent years, a full back-to-brick renovation and is in excellent condition throughout.

The windows are double glazed throughout.

Please note that due to HMO licensing changes within the borough of Lambeth this flat is only suitable for sharers forming a maximum of 2 households - for more clarification on this please give us a ring and we'll be happy to discuss your circumstances and whether the flat would be suitable for you.

Living room kitchen 353 (107.59m)

The living room kitchen is light and airy, with both front-facing North-Easterly windows looking out over Ellison Road and also rear, South-Westerly facing windows that overlook the garden. Original hardwood flooring has been retained throughout the living room kitchen. The kitchen features a large induction cooker and integrated washer dryer and dishwasher.

Master bedroom (loft) 467 (142.34m)

The flat benefits from a loft conversion on the top floor, which can be used as a spacious master bedroom. Fitted with Velux windows to provide plenty of natural light it is also ideal as a second reception room, home office, guest bedroom, or additional storage space.

Bedroom 2 135 (41.15m)

The second bedroom, which faces the street, is carpeted and has a bay window and a decorative fireplace.

Bedroom 3 130 (39.62m)

The third bedroom is at the rear of the property and also retains a decorative fire place.

Bathroom

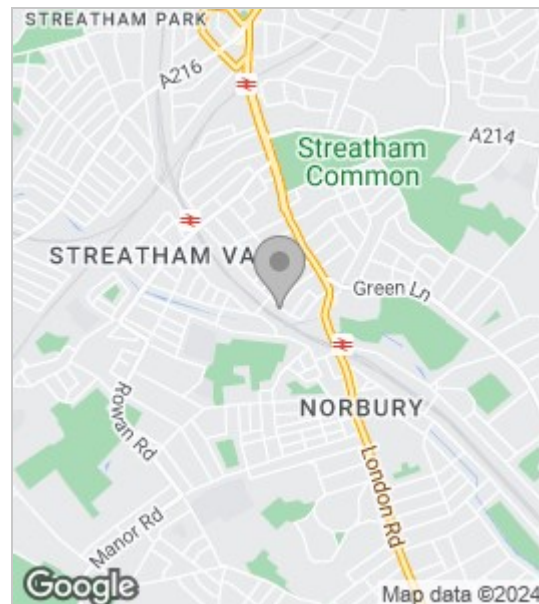
The compact bathroom has a combination bath-shower and underfloor heating.

Garden 429 (130.76m)

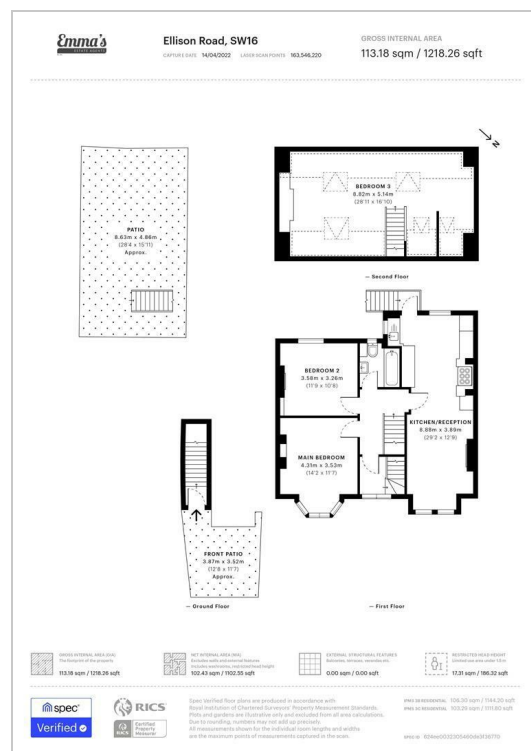
The flat has its own private rear garden, as well as a functional front garden and the street is non-permit controlled allowing free parking of several vehicles.

The flat is located on a quiet residential street but is easy walking distance from the vibrant Streatham High Road and all of its local amenities. On the boundary of Streatham and Norbury the property boasts excellent transport connections via, Streatham, Streatham Common and Norbury Rail Station and its closest tubes Tooting Broadway and Colliers Wood, as well as a host of buses.

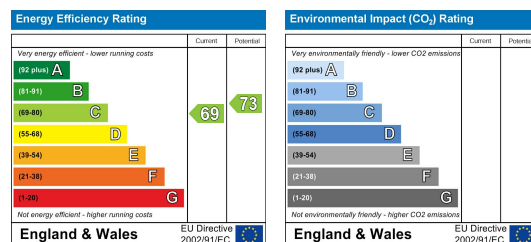
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

68 Streatham Hill, London, SW2 4RD

Tel: 0208 677 6608 ~ Email: mail@emmasestateagents.co.uk

VAT No: 248 9798 28 ~ Company Registered in England and Wales No. 10219095

