



barnard marcus

**Greyhound Lane, London SW16 5RP**



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**welcome to**

## **Greyhound Lane, London**

This beautifully presented split-level conversion occupies the first floor of an elegant period building, seamlessly combining timeless architectural character with contemporary living.

Rich in charm and thoughtfully updated, the flat retains its original appeal while offering the comfort and practicality expected of a modern home. Unusually generous in scale for a one-bedroom conversion, the accommodation comprises a spacious double bedroom with built-in storage, a sleek, well-appointed bathroom, and a semi open-plan reception and kitchen area with ample space for both relaxing and dining. Large windows draw in an abundance of natural light, enhancing the sense of space and creating a bright, inviting atmosphere throughout.

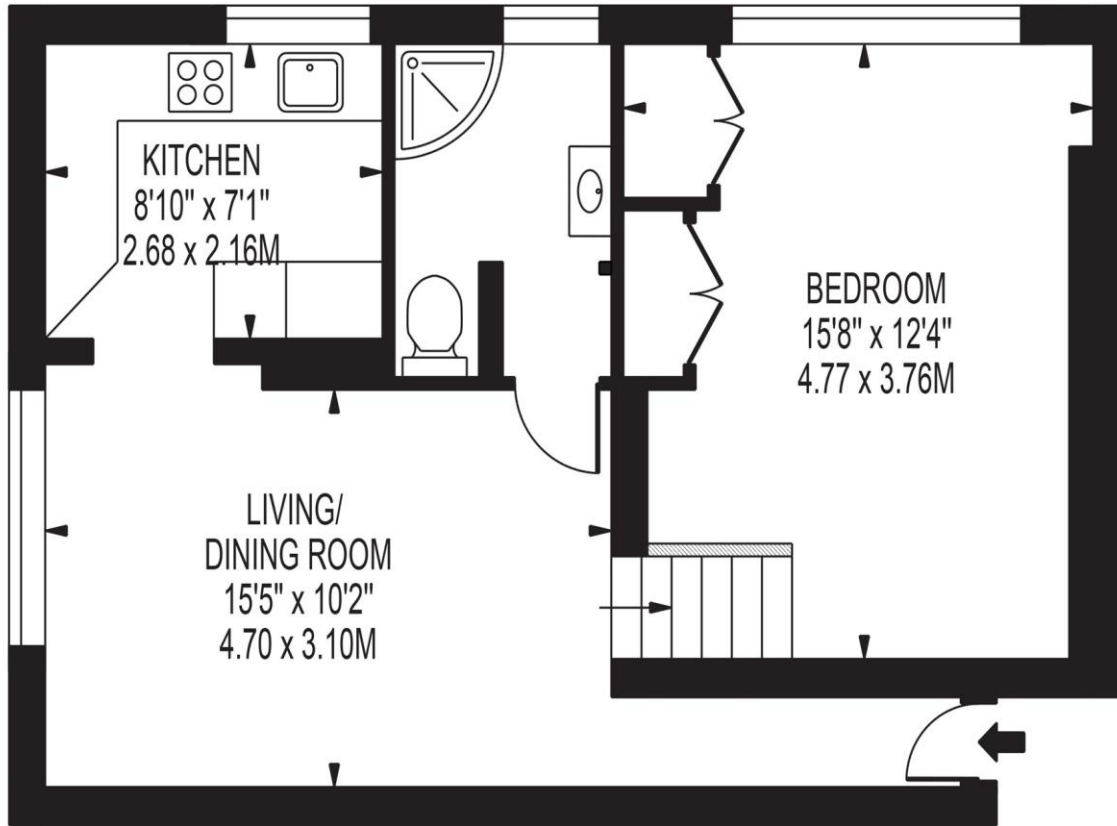
Perfectly positioned for commuters and professionals alike, the property is conveniently located close to Streatham Common railway station, offering swift connections via Balham station to the Northern Line, as well as direct services to Clapham Junction railway station. The vibrant amenities of Streatham High Road are within easy reach, including the recently opened Sainsbury's Local, alongside a diverse selection of cafés, bars and restaurants.

For those who value outdoor space, the wide open greenery of Streatham Common and the beautifully landscaped The Rookery are just moments away, offering a tranquil escape from city life.



# GREYHOUND LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 523 SQ FT - 48.56 SQ M



## FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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## Greyhound Lane, London

- Large One bedroom Flat
- Split Level
- Period Property
- Near Local Amenities
- Period Features

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 162 years from 15 Dec 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£275,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/STM110564](https://www.barnardmarcus.co.uk/Property/STM110564)



Property Ref:  
STM110564 - 0006

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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