



barnard marcus

**Gleneagle Road, London SW16 6AY**

  
**barnard  
marcus**

**welcome to**  
**Gleneagle Road, London**

A beautifully presented ground-floor garden flat, set within an elegant period residence on one of Streatham's most desirable residential roads.

Occupying a prime position on Gleneagle Road, this outstanding home has been meticulously refurbished by the current owners to an exceptional standard. The result is a seamless blend of refined contemporary design and charming period character, creating a space that is both stylish and inviting.

The accommodation offers two generous double bedrooms, a sleek and modern family bathroom, and a versatile basement room - ideal as a home office, gym, or additional storage. At the heart of the home is a bright and spacious open-plan kitchen and reception room. The living space features bespoke built-in storage and opens directly onto a substantial private garden, bathed in sunlight and perfectly suited for entertaining, al fresco dining, or peaceful relaxation.

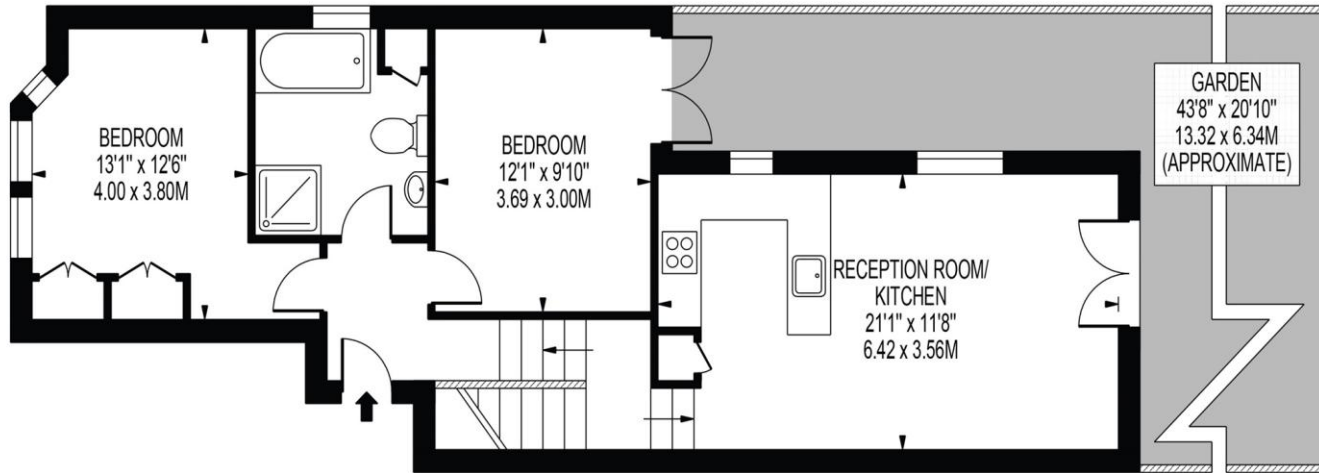
Gleneagle Road is a quiet, tree-lined street ideally located for commuters, with nearby Streatham and Streatham Common stations providing swift and direct connections into central London, including London Bridge and Victoria.

Residents also benefit from easy access to the vibrant amenities of Streatham High Road, as well as the expansive green open spaces of Streatham Common and Tooting Common-offering the perfect balance of city living and tranquil surroundings.

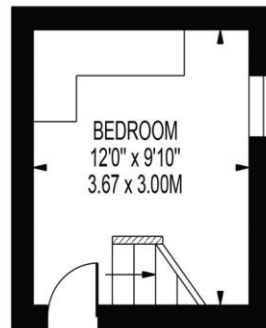


# GLENEAGLE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 783 SQ FT - 72.74 SQ M



GROUND FLOOR



BASEMENT

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.

welcome to

## Gleneagle Road, London

- Two Bedroom
- Period Conversion
- Private Garden
- Close to Local Amenities
- Excellent transport links

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 500.00

This is a Leasehold property with details as follows; Term of Lease 122 years from 19 Feb 1986. 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

**£500,000**



**view this property online** [barnardmarcus.co.uk/Property/STM110667](https://www.barnardmarcus.co.uk/Property/STM110667)



Property Ref:  
STM110667 - 0003

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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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Please note the marker reflects the postcode not the actual property