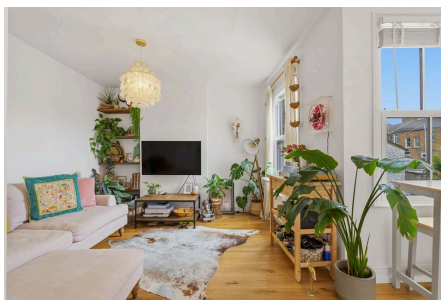


Danbrook Road, Streatham, SW16

£375,000

2 1 1



PLEASE QUOTE MR0560 – Beautifully presented two bedroom first floor maisonette (671 Sq.Ft) with direct access to a gorgeous south facing private garden, ideally situated on a quiet, tree-lined residential road. The property, offered to the market with no onward chain, has been superbly refurbished by the current owner, offering bright and spacious accommodation with a wealth of period appeal, sympathetically enhanced with stylish interiors and modern finish throughout. Approached via its own private front door, the property offers flowing, well-balanced living space - the perfect blend of comfort and convenience in this fantastic residential location. Features include an inviting open plan reception/kitchen, generous principal bedroom plus

further versatile single bedroom/study/dressing room, modern family bathroom, gas central heating, double glazing, and real wood flooring (fully sound-proofed).

The property also benefits from on-road parking, as well as potential for a loft conversion, subject to the usual planning consents. Ample inbuilt storage, particularly over the stairs in an area which spans the width of the property, in addition to the existing loft space, is a fantastic bonus to the property.

Accommodation comprises with stairs rising to the first floor, leading into the welcoming open plan reception/kitchen, with ample space for relaxing and dining, and stairs down to the garden. The kitchen area comprises a quality range of matching white high gloss fronted wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor, electric oven and further space for appliances. There is a spacious principal bedroom and a further single bedroom/study currently laid out as a dressing room with inbuilt storage (wardrobes can be removed if desired). A stylish bathroom with modern suite completes the living space.

The removal of internal chimney breasts has increased floor space throughout the property, with wider rooms not usually found in similar maisonettes of this type.

To the rear, the private south facing garden provides valuable outdoor space – ideal for al fresco entertaining and always flooded with sunlight.

The property is located within a short walk of Streatham Common, Streatham and Norbury stations with direct trains to Balham (for the Northern Line - just two stops/10 mins), Clapham Junction, Victoria, London Bridge, Croydon and Gatwick Airport. Numerous regular bus routes also provide good connections to Brixton for Victoria line services. Streatham itself offers an array of shops, bars, restaurants, cafes and delicatessens, as well as supermarkets and leisure facilities. Just moments from the property itself are 'The Railway' pub, a local independent coffee shop called 'The Estate Office', 'David's Deli' - a wonderful delicatessen - and a local pizzeria called 'Signor Ciccio'. Streatham Common and gorgeous Rookery Gardens are just a stroll away, providing fantastic open space and recreation ground, with Streatham Common hosting regular events including the popular Inkspot Brewery 'shutters up' day - a fine day out of beer tasting and gourmet outdoor dining. The area is also well served by excellent local schools and an array of nursery school options.

Viewings are highly recommended.

Lease Term: Circa 100 years.

Service Charge: Circa £750 per annum.

Ground Rent: £50 per annum.

All prospective purchasers are advised to make their own enquiries via a solicitor.

Key Features

- Beautiful Two Bedroom First Floor Maisonette Sought After Quiet Tree-Lined Residential Road (671 Sq.Ft)
- Period Appeal and Modern Interiors
- Modern Bathroom
- Own Front Door
- Close to Excellent Transport Links
- Light and Spacious Open Plan Reception/ Kitchen
- Private South Facing Garden and On-Street Parking
- Potential for Loft Conversion (STPP)
- Easy Access Shops and Amenities

