



Knollys Road, SW16 | Guide Price £385,000

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# In General

- Large double bedroom
- Private terrace
- Great location
- Underground parking
- Communal gardens
- Bike storage
- Ultra modern
- Turn Key
- Good lease length

# In Detail

\*GUIDE PRICE £385,000 - £400,000\*

A beautifully presented one-bedroom apartment with a private balcony, ideally situated on the sought-after Knollys Road, SW16.

Lovingly maintained by the current owner, the property offers over 559sq ft of well-proportioned living space. Upon entering, you are welcomed by a spacious and inviting hallway, providing ample room for freestanding furniture and additional storage.

The impressive open-plan reception offers flexible living space featuring dual-aspect floor to ceiling windows, allowing an abundance of natural light to flood the space and creates a bright, airy atmosphere throughout. This area seamlessly extends onto an easterly facing private terrace an ideal spot for enjoying morning sunshine or relaxing outdoors.

The contemporary kitchen is thoughtfully designed with sleek cabinetry, integrated appliances, generous storage, and extensive preparation space, further enhanced by a convenient breakfast bar.

The apartment also comprises a spacious and light-filled double bedroom, along with a well-sized storage cupboard, currently utilised as a practical utility area. Completing the interior is a modern bathroom, stylishly finished and featuring a rainfall shower head alongside a separate handheld shower attachment.

Additional benefits include secure underground parking with an allocated space, dedicated bicycle storage, and access to well-maintained communal gardens.

Ideally located between the transport hubs of West Norwood, Tulse Hill, and Streatham Hill, the property offers excellent access into central London and the City via London Victoria and London Bridge, along with numerous bus connections. A wide range of bars, shops, and local amenities are nearby, including the Picturehouse Cinema on Norwood Road, the Streatham Hub leisure development, the renovated ice rink, and the green spaces and picture gallery in Dulwich.

EPC: B | Council Tax : D | Lease: 145 remaining years | SC: £182 | GR: £400 | BI:



# Floorplan

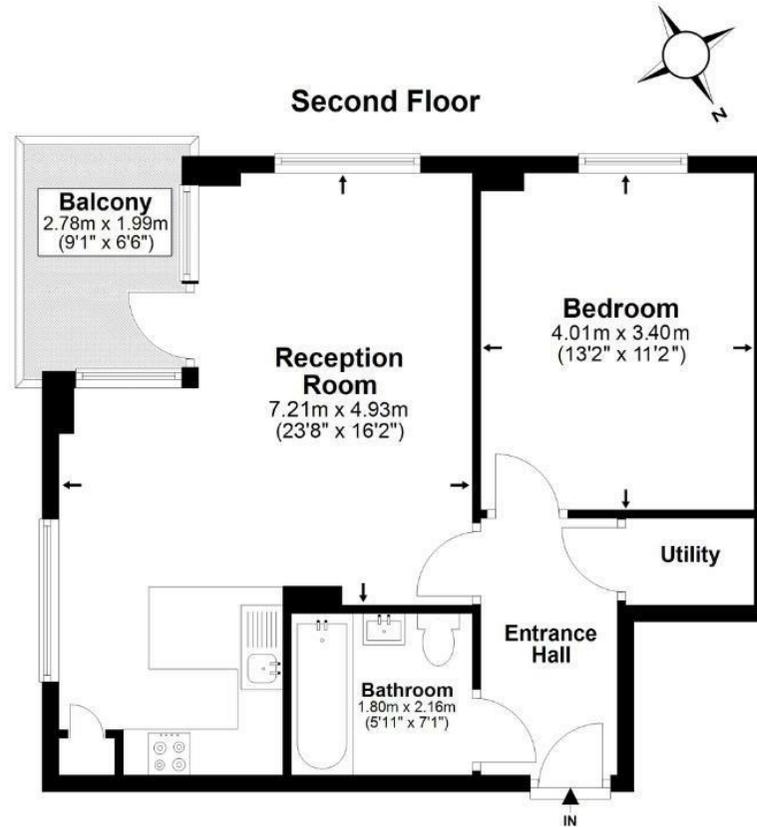
Knollys Road, SW16

Total\* = 51.9 sq. m / 559.0 sq. ft

Second Floor = 51.9 sq. m / 559.0 sq. ft

 = Reduced head room below 1.5m

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\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) <b>A</b>		85	85
81-101) <b>B</b>			
69-80) <b>C</b>			
55-68) <b>D</b>			
39-54) <b>E</b>			
21-38) <b>F</b>			
1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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