



## Mount Ephraim Road, London, SW16

Beautifully designed split level, one bedroom apartment. Renovated to an excellent standard featuring hardwood flooring, ample storage and a communal garden. Located in a period building close to Streatham Hill station.

This property has been carefully designed to maximise space and functionality. The building entrance and communal areas have been recently redecorated and the front door to the flat opens onto an inviting hallway with bespoke shelving.

To the upper level, a generous double bedroom with bay window benefits from plenty of natural light and further storage options. Recessed wall lighting on the staircase leads down to a welcoming living area, kitchen and bathroom. This cosy space has been exceptionally designed to offer modern, open plan living in a period setting. The kitchen features a Belfast sink, induction hob, electric oven and breakfast bar. The contemporary bathroom includes a rainfall showerhead and counter-top basin with attractive brushed gold fixtures and fittings.

Residents benefit from a large communal garden to the rear of the property and fantastic local amenities on the high street approx. 200m away.

Tooting Commons is within short easy reach and Streatham Hill station offers regular trains to Victoria in just 18 mins.

**Asking price £350,000**

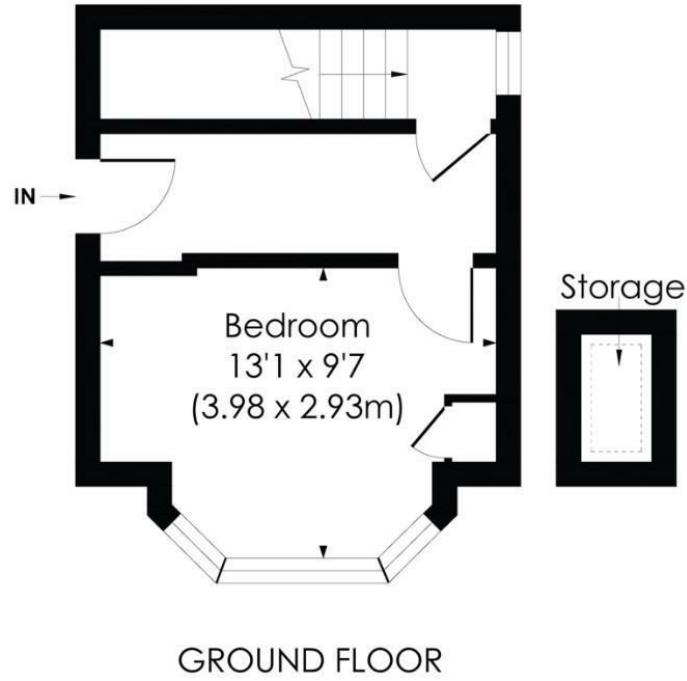
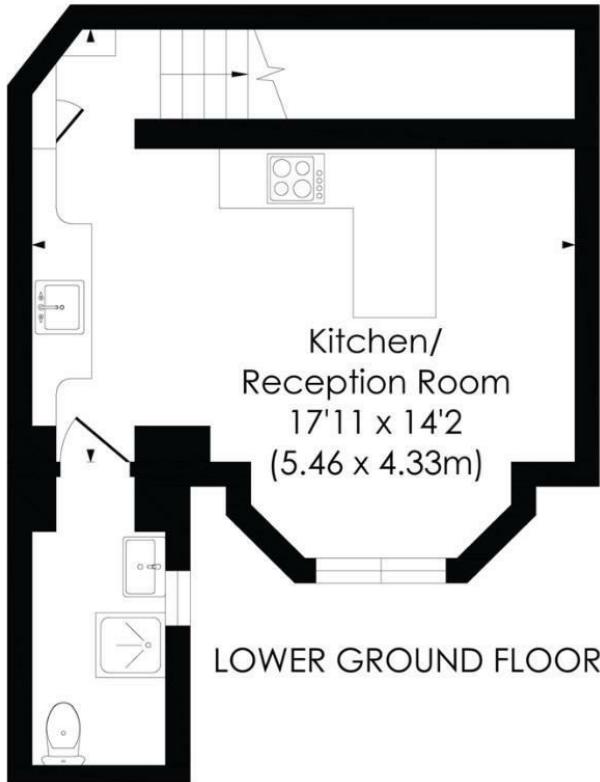
- Bright double bedroom
- Split level, open plan living
- Renovated to an excellent standard
- Hardwood flooring
- Stylish contemporary features
- Period building
- Moments from Streatham Hill station
- Large communal garden
- Close to High Street & Tooting Commons
- Service charge £1500 p/a

## MOUNT EPHRAIM ROAD, SW16

Approx. Gross Internal Floor Area

536 Sq. ft/48.90 Sq. m (Incl. Storage)

526 Sq. ft/49.80 Sq. m (Excl. Storage)



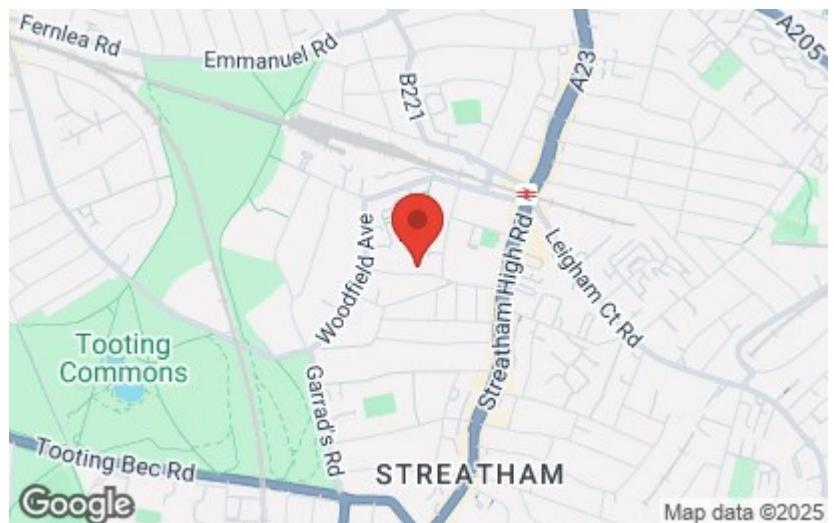
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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/81/EC	76	59

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/81/EC		



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