



Kempshott Road, SW16

£450,000 Leasehold

680 sq ft (63 m²) • 2 bedrooms • modern bathroom • reception room • kitchen • communal garden • EPC:C



Douglas
& Gordon



This stunning and charming two-bedroom flat is located on this quiet residential road ideally located close to transport links and the wide-open spaces of Streatham Common. Beautifully presented throughout, the flat comprises a large, light and bright reception room with space for a dining table, which provides an excellent area for entertaining.

There is a modern kitchen fitted with integrated appliances, a large master bedroom with built in wardrobes, a second bedroom and a modern bathroom with a shower over the bath. This spacious flat further benefits from wooden flooring, a large communal garden and sliding sash and double glazed windows.

Kempshott Road is close to the wide variety of local amenities found on Streatham High Road and Greyhound Lane with the wonderful green open spaces of Streatham Common and the Rookery a short walk away. Excellent local transport links are found at Streatham Common Station providing Overground services to The City, Victoria, Clapham Junction and Gatwick Airport and Streatham Overground Station to Blackfriars/ Farringdon/St. Pancras.

- 2 bedrooms
- modern bathroom
- reception room
- kitchen
- communal garden

Approximate gross floor area:
 680 sq ft (63 m²)
 Includes Cellar or Storage
 Space where applicable

FOR ILLUSTRATIVE PURPOSES ONLY.
 NOT TO SCALE.

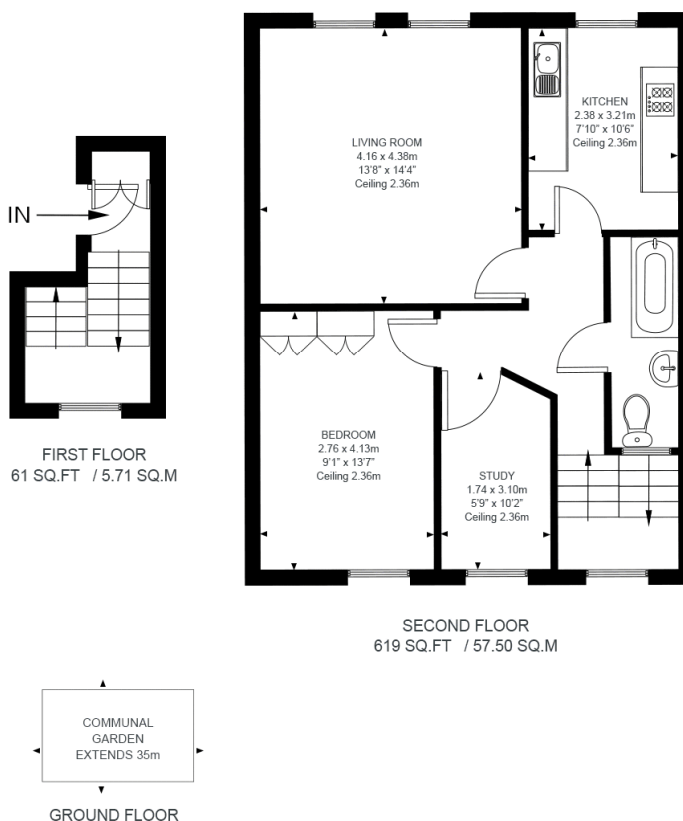
As defined by RICS code of
 measuring practice

This floorplan is representative and for
 illustrative purposes only. The measurements
 provided are approximate only and not to
 scale. They should not be relied upon by any
 party. Prospective purchasers or tenants are
 advised to carry out their own survey if they
 require reliable measurements. No
 responsibility is taken for any error, omission,
 misstatement or use of data shown.
 Details Prepared: 8 December 2023

Kempshott Road, Streatham, SW16

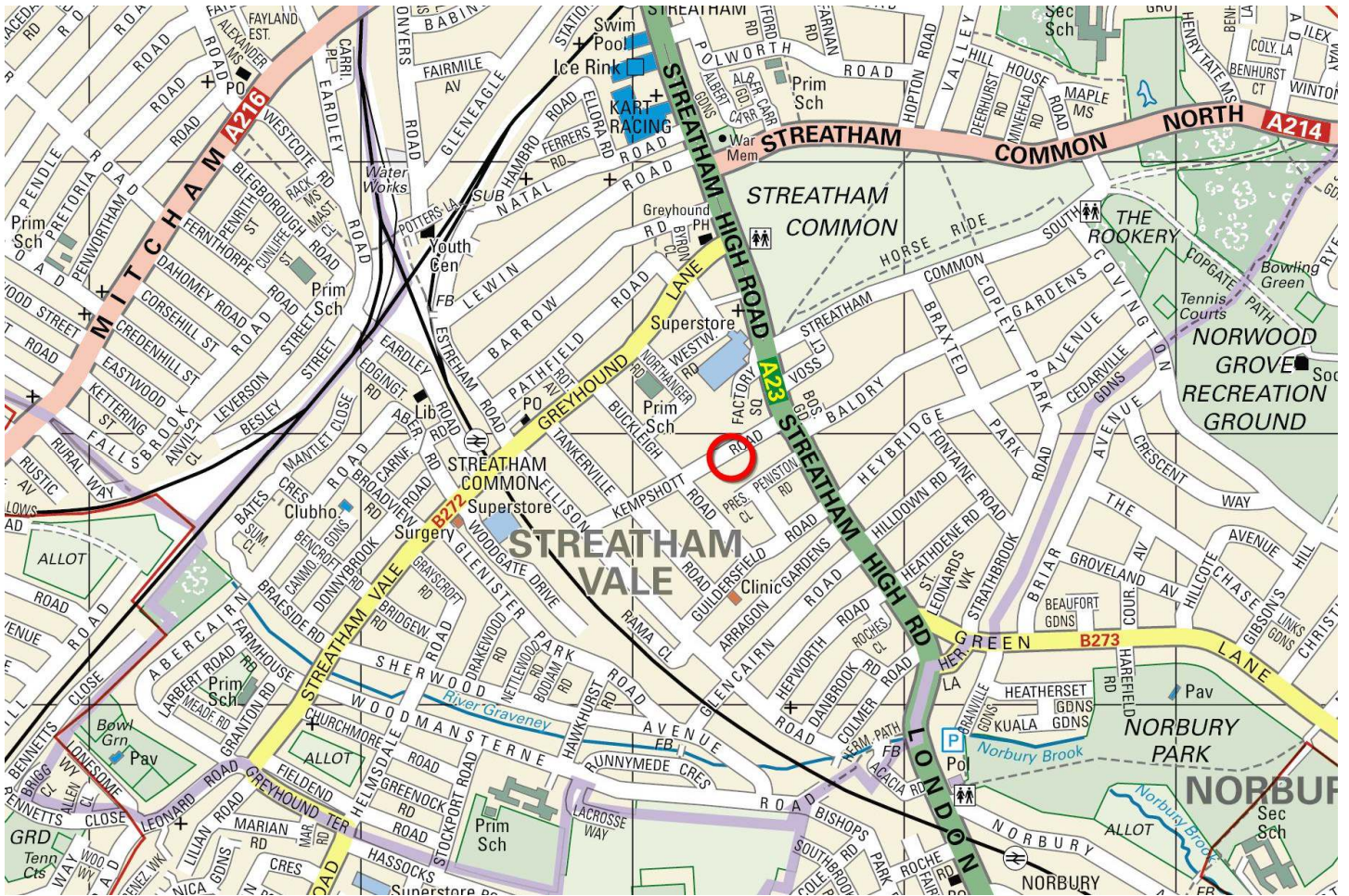


APPROXIMATE GROSS INTERNAL LIVING AREA:
 680 SQ.FT / 63.22 SQ.M



Disclaimer:

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared for Douglas & Gordon in accordance with the current edition of the RICS Code of Measuring Practice.



Good to know

Nearby station: Streatham Common
 470m (5 mins) (Line of sight)
 Gross floor area: 680 sq ft (63 m²)
 Local authority: Lambeth
 Council tax band: C



Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - Lower CO ₂	
(97-100) A (81-91) B (69-80) C (55-68) D ← 64 → 68 (39-54) E (17-38) F (1-10) G Not environmentally friendly - High CO ₂	
England & Wales EU Directive 2002/91/EC	

* Customer due diligence must be completed once your Offer is Agreed by the client (subject to contract). The information contained in these particulars is for general information purposes only. Douglas & Gordon does not provide information or give any warranty with regards to train, tube, tram lines or flight paths and you are advised to carry out your own research if you have any concern about them.

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