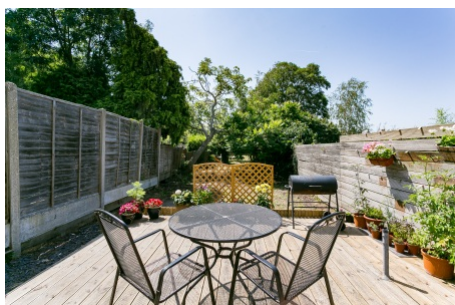


## Sunnyhill Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£475,000**

- Private front door
- South facing garden

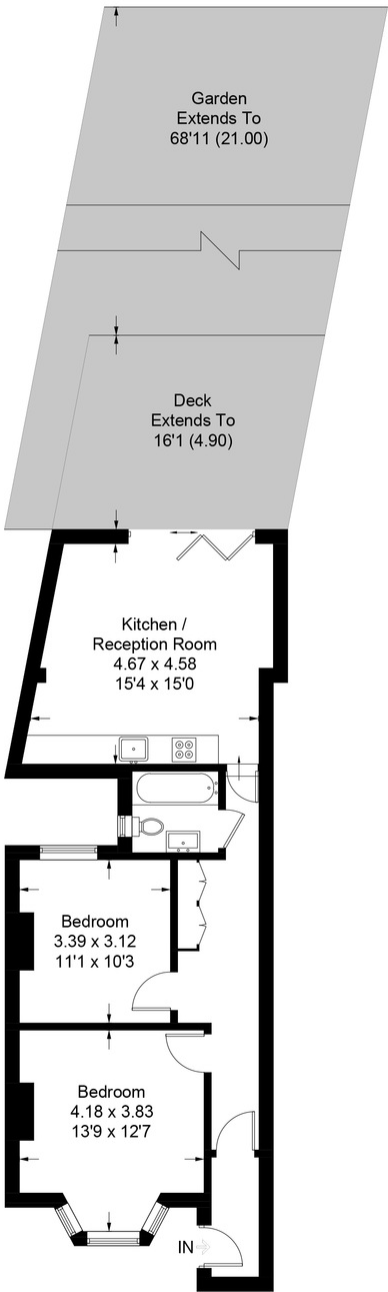


A charming two bedroom ground floor flat with private entrance on Sunnyhill Road. The double bedrooms are light and airy. From the open plan living area, bifold doors open up to a south facing garden, with separate decking and grass area. The property has been recently renovated with neutral tones making it perfect for anyone wanting to add their own touch. Sunnyhill Primary and Dunraven Secondary Schools are close by. Sunnyhill Road is close to the great local amenities of Streatham High Road offering plenty of shops, restaurants and bars. Marks and Spencer's Food Hall and Streatham Station are also located close by. Streatham Hill station is also another option with direct routes into Victoria and London Bridge. There are also numerous bus routes into Brixton and Central London

# Sunnyhill Road

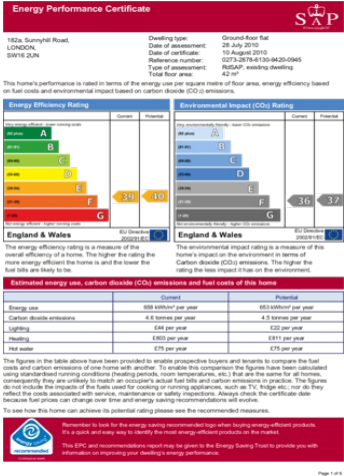


Approximate Gross Internal Area = 65.1 sq m / 701 sq ft



Lower Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID570703)



**Important Notice**  
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.