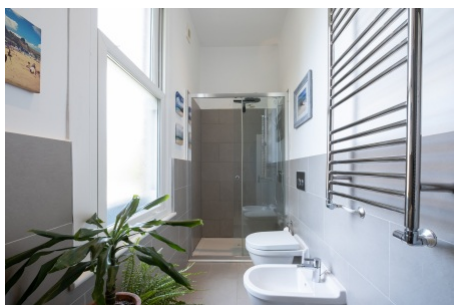


## Eardley Road, Streatham SW16

Tenure: Leasehold Borough: Wandsworth

**£485,000**

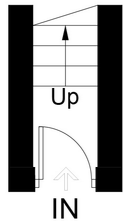
- Fabulous split-level two bedroom two bathroom period conversion
- Huge building length kitchen-dining-reception room



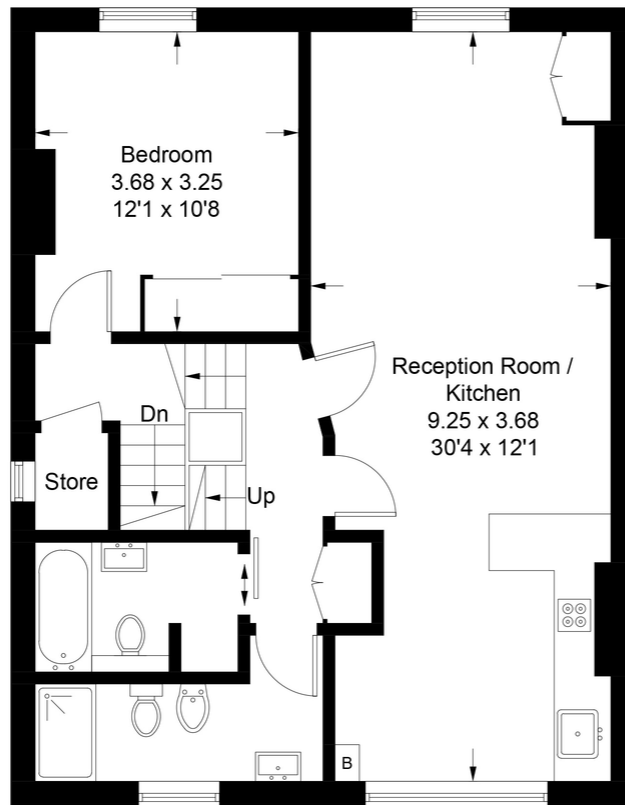
This beautiful two bedroom, two bathroom split-level Victorian conversion flat needs to be seen as it is significantly more than the sum of its parts. The grand staircase opens into a bright and spacious hall which leads to one bedroom, the two bathrooms and has double doors opening to a wonderful building depth dual-aspect reception-kitchen-dining space with impressively high ceilings and an amazing feeling of space. The other bedroom is on the upper floor. It is finished to a very high standard with attractive modern kitchen and bathrooms and wooden floors. Eardley Road has Streatham Common Station at one end with its parade of shops and well-regarded pubs and a short walk in the other direction takes you to Tooting Bec Common. Streatham station and the High Road are an equally short walk away, offering shops, bars, restaurants, leisure centre and ice rink.

# Eardley Road

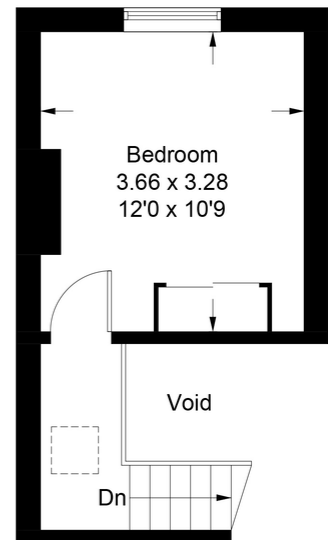
Approximate Gross Internal Area = 82.9 sq m / 892 sq ft



Ground Floor

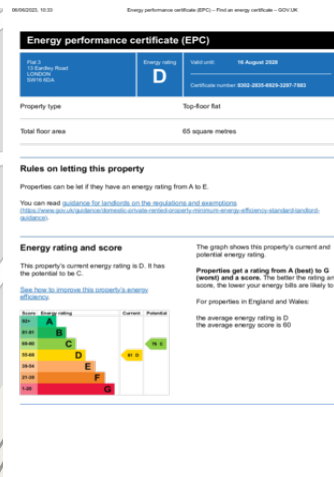
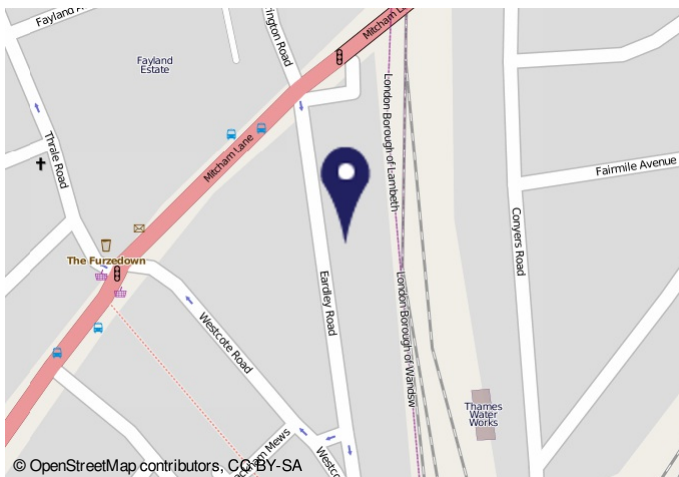


First Floor



Second 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. (ID977380)



**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.