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M O N O C H R O M E | H O M E S

Rowan Road, Streatham, SW16 5HZ

Asking price £375,000

PROPERTY SUMMARY

OVERVIEW

This ground-floor maisonette is not one to be missed. The property benefits from two double bedrooms, kitchen, a family bathroom and a large garden.

Accommodation
This maisonette is well presented throughout. The property is set on the highly sought-after Rowan Road. This home holds two spacious double bedrooms, a generous living room, a family bathroom and a separate kitchen with an outlook into the garden. The property features a large private back and front garden and rear access. This home is bright and airy throughout. This lovely home is offered to the market Chain Free.

Location
Rowan Road is situated in Streatham Vale, making this property ideally located near the vibrant social hub of Streatham High Road. It is conveniently close to various amenities, including numerous bars, independent coffee shops, restaurants, several large supermarkets, and a leisure center.

Local transport links enhance its appeal for commuters, providing swift access to London Bridge, Blackfriars, and Victoria from two nearby railway stations. Additionally, there are regular bus routes to Brixton Underground.
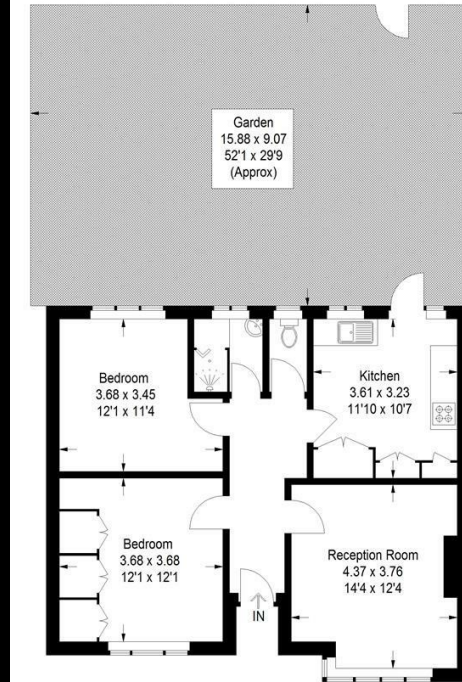
Disclaimer
"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."

Rowan Road, SW16

Approximate Gross Internal Area
66.0 sq m / 710 sq ft

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Garden
15.88 x 9.07
52'1 x 29'9
(Approx)

Bedroom
3.68 x 3.45
12'1 x 11'4

Kitchen
3.61 x 3.23
11'10 x 10'7

Bedroom
3.68 x 3.68
12'1 x 12'1

Reception Room
4.37 x 3.76
14'4 x 12'4

IN

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. (ID1139122)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

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