

M | V

MARRIOTT VERNON  
ESTATE AGENTS



26 Lewin Road, London, SW16 6JR

£1,450 Per month





£1,450 Per month

# 26 Lewin Road

London, SW16 6JR

Well Presented One Bedroom First Floor Conversion

Modern Interiors

Separate Well Equipped Kitchen

Communal Garden

Close to Streatham Common Station

Sought After Streatham Common Location

Bright Reception Room

Modern Bathroom

Off Street Parking (First Come, First Served)

Easy Access Shops and Amenities

Well presented one bedroom first floor conversion flat with an attractive communal garden and off street parking (first come, first served basis), ideally situated just a short walk from Streatham Common station and amenities. The property will be decorated prior to move in date and offers well planned accommodation. Features include a generous reception room, separate well equipped kitchen, bathroom with gas central heating and double glazing.

Accommodation comprises entrance hall leading into the bright reception room with wide double glazed window and ample space for relaxing and dining. The separate kitchen comprises a range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor and electric oven and further space for appliances. There is a spacious double bedroom, plus a bathroom.

The property is superbly located within a short walk of Streatham Common station, as well as numerous regular bus routes, all providing excellent links into Central London and to the surrounding area. Streatham itself offers an array of shops, bars, restaurants, cafes and delicatessens, as well as supermarkets and leisure facilities including a cinema. Streatham Common is just a stroll away providing fantastic open space and recreation ground.

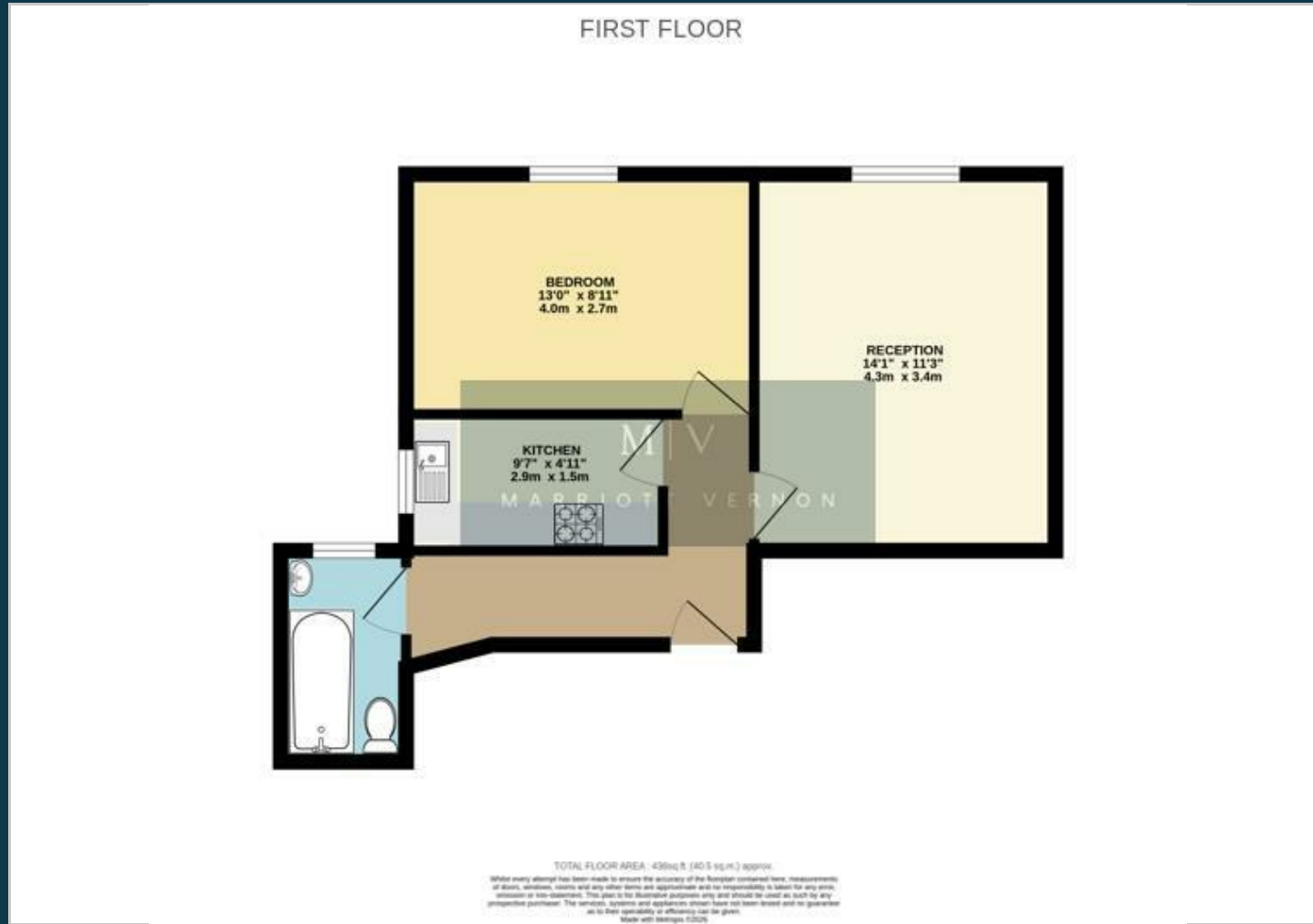
Viewings are highly recommended.







## Floor Plans



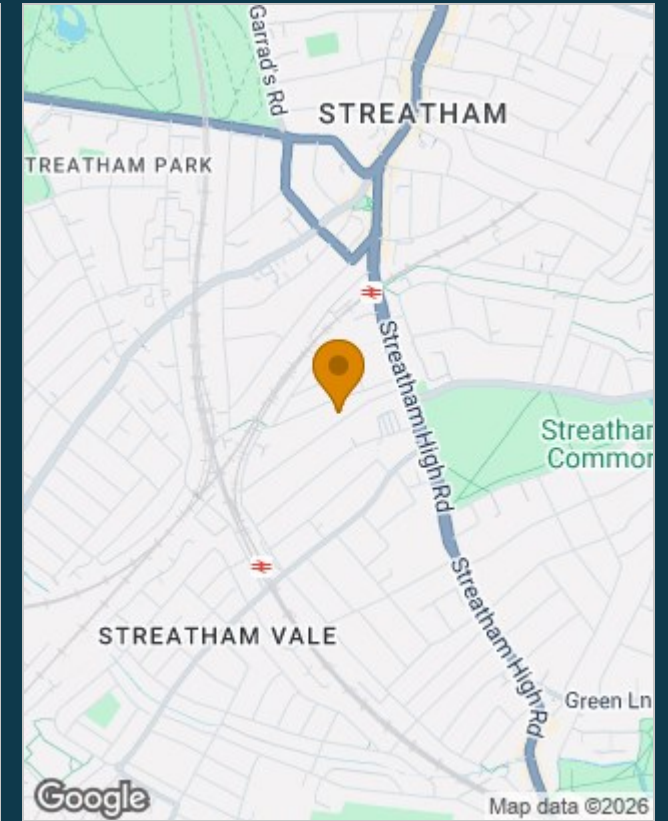
## Viewing

Please contact our Marriot Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Bank House, 111 South End, Croydon, CR0 1BJ  
 Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com

## Location Map



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

Current rating: **63** (D)  
 Potential rating: **78** (C)