



PICKETS STREET, SW12  
OIEO £925,000

Winkworth

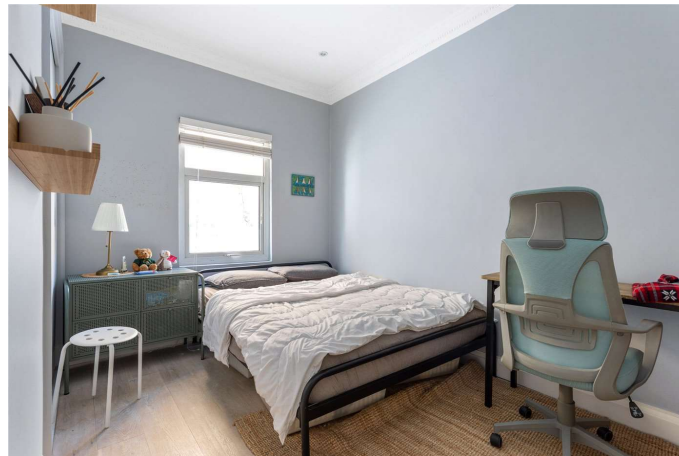


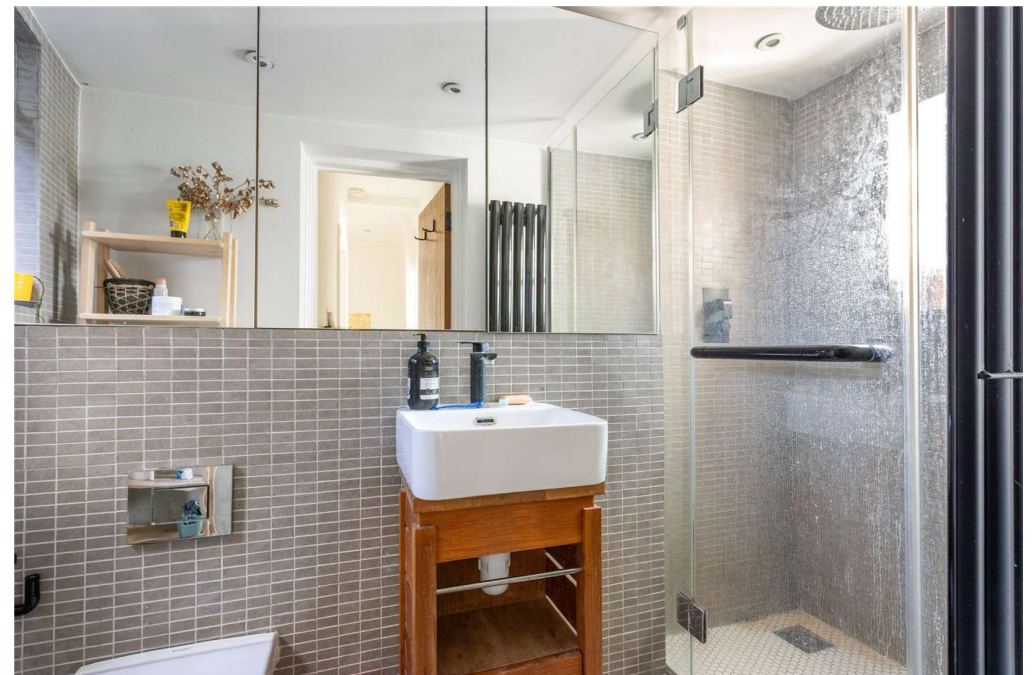
## PICKETS STREET, SW12

**A well-presented three bedroom semi-detached Victorian house in the popular Nightingale Triangle moments from central Balham, Clapham South and surrounding commons.**

With a unique style this property offers three double bedrooms, large reception room, spacious kitchen/diner and a stunning family bathroom. The property boasts a south facing garden and conservatory.

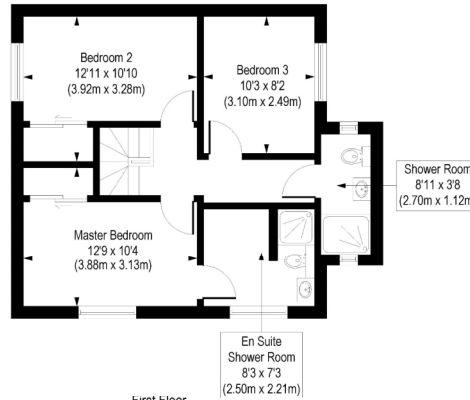
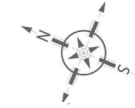
Pickets Street Runs between Temperley Road and Oldridge Road in the popular residential area known as the Nightingale Triangle. Transport can be found at Clapham south or Balham tube underground stations. Wandsworth Common and Balham Overland are also with easy walking distance. The amenities of Northcote Road, Bellevue Road and Balham High Road are also close at hand. There are a number of good state and private schools nearby subject to catchment each year.



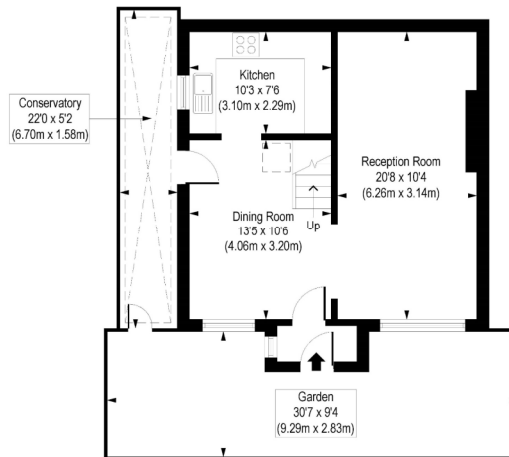


# Pickets Street, SW12

Approx. Gross Internal Floor Area 1094 sq. ft / 101.7 sq. m



First Floor  
Gross Internal  
Floor Area 501 sq ft



Ground Floor  
Gross Internal  
Floor Area 593 sq ft

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

