



AMBLESIDE GARDENS, SW16  
£2,200 PER MONTH UNFURNISHED

## A NEWLY REFURBISHED THREE BEDROOM MAISONNETTE LOCATED CLOSE TO STREATHAM HILL STATION

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## DESCRIPTION:

Located within easy commuting reach of the City and West End, we are delighted to offer this newly refurbished, spacious first floor Victorian purpose-built maisonette. The property briefly comprises of: three good size bedrooms, a bright reception room and a study room. There is a smart bathroom and a galley style kitchen which includes an oven, hob and extractor, a fridge/freezer and a washing machine. The property is gas centrally heated and presented with neutral decor throughout. Ambleside Gardens is located close to Tooting Bec's famous Lido and has easy access to Balham and Streatham High Road. Transport into central London can be easily reached from nearby Streatham and Streatham Common rail stations and from Tooting Bec/Balham tube (Northern Line) The property is offered exclusively through Winkworth on an unfurnished basis and is available now.

## AT A GLANCE

- First floor purpose built Maisonette
- Excellent location, close to shops and transportation
- Spacious Reception room
- Three bedrooms
- Study room
- Bathroom
- Double glazed windows
- Unfurnished





# Ambleside Gardens, London, SW16

Approximate Gross Internal Area  
 920 sq ft / 82.7 sq m  
 External Area = 43 sq ft / 4.0 sq m

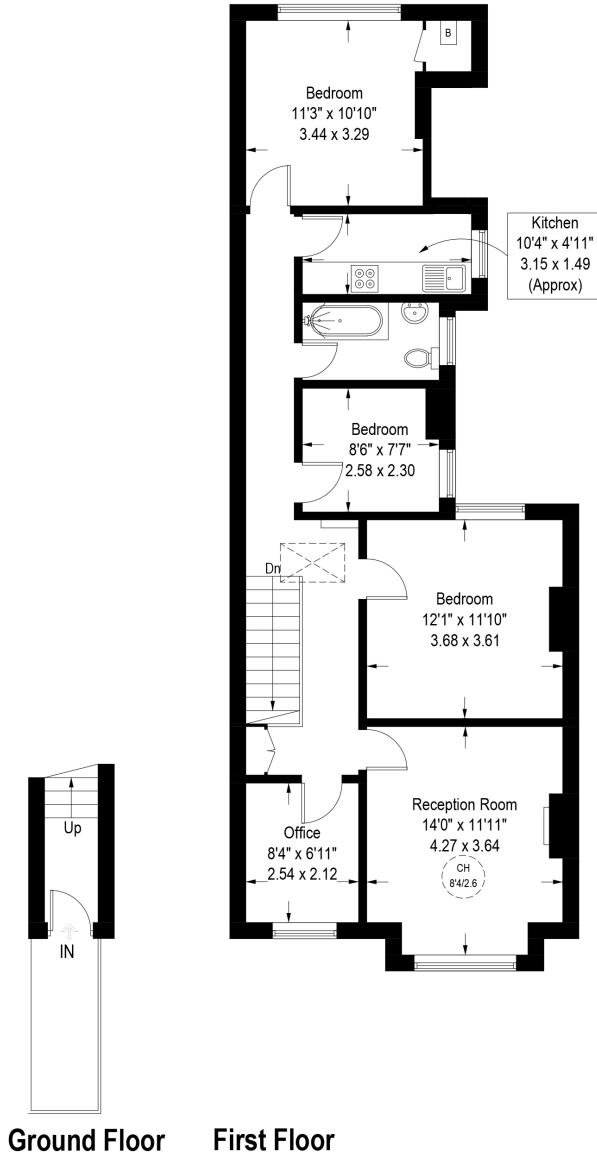


Illustration for identification purposes only, measurements are approximate, not to scale. (ID969136)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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