



TYLECROFT ROAD, SW16
£475,000 FREEHOLD

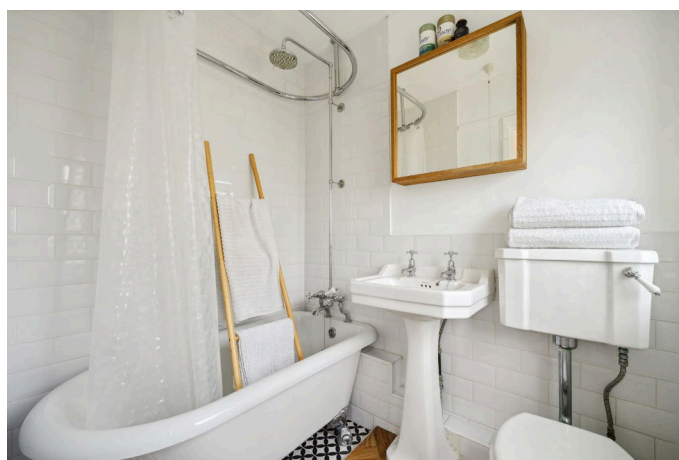
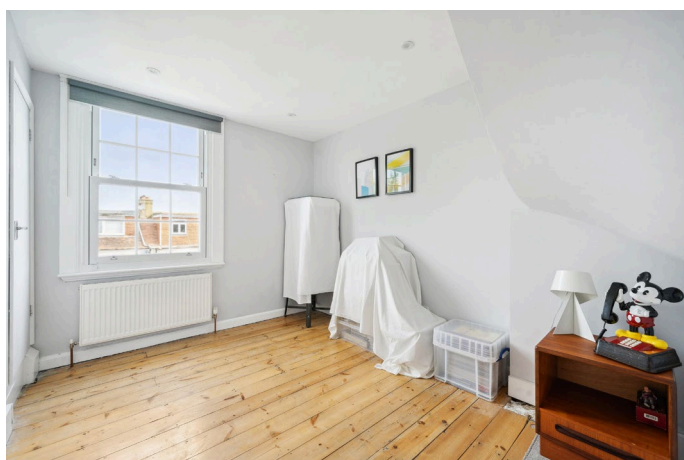
Winkworth



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We are delighted to offer for sale this light-filled three double bedroom 1920's period terraced house. The property is exceptionally well-laid out and providing a well-organised and spacious family home.

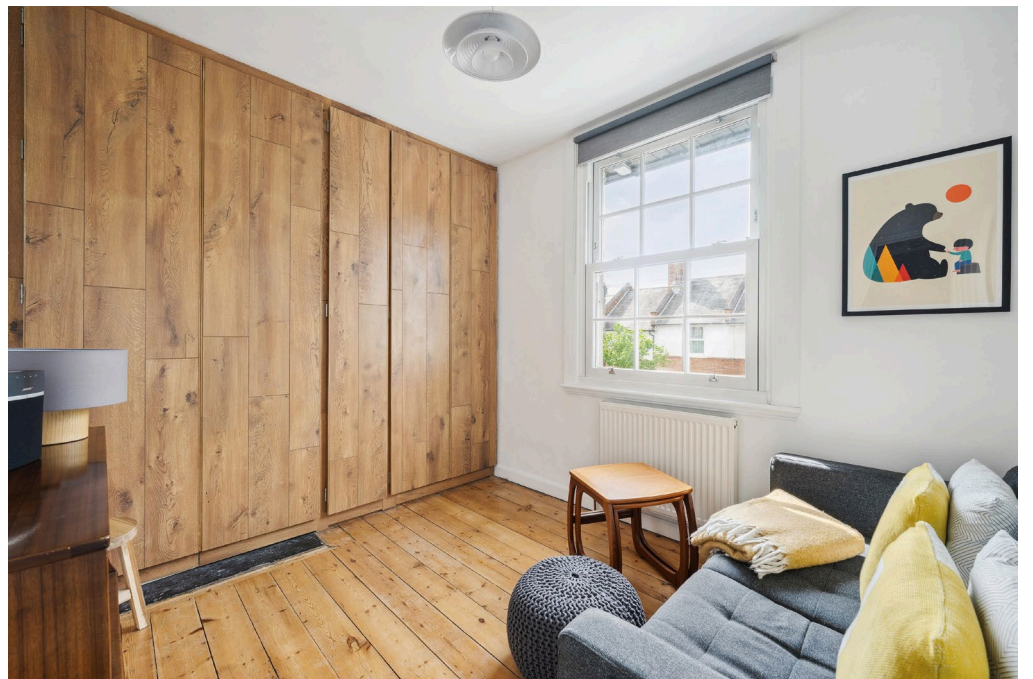
Available for sale through Winkworth and boasting a generous 821 sq. ft. of living space, this property offers a modern, airy and uncluttered aesthetic, complete with modern features and an abundance of natural light streaming in through large windows and glazed doors. Upon entering through the private street entrance and into the small hallway, you are immediately led onto the reception room with beautiful parquet wooden flooring and a large sash window to the front of the property. There are three double bedrooms, all are equally impressive, with two featuring fitted wardrobes/ storage cupboards and the other an en-suite shower room. The family bathroom has a bath with a shower overhead, a wash hand basin and a WC. The bright and spacious kitchen/dining room is equipped with fitted wall and base cupboards and is equipped with all the usual appliances. Access to the patio garden can be accessed via sliding doors and is perfect for summer entertaining. With ample storage throughout and decorated in bright and neutral colour scheme, the property has been well maintained by the current and has even had the loft converted.



Tylecroft Road is a residential street in the Streatham/ Norbury area and would suit any commuter requiring access into The City due to its close proximity to both Norbury and Streatham Common stations which provide direct access to Clapham Junction, Victoria, London Bridge and Farringdon. The wide, leafy and open spaces of Streatham Common are a short bus ride away as are the shops, bars and restaurants local to Streatham High Road including the well-regarded Bull and Railway pubs.

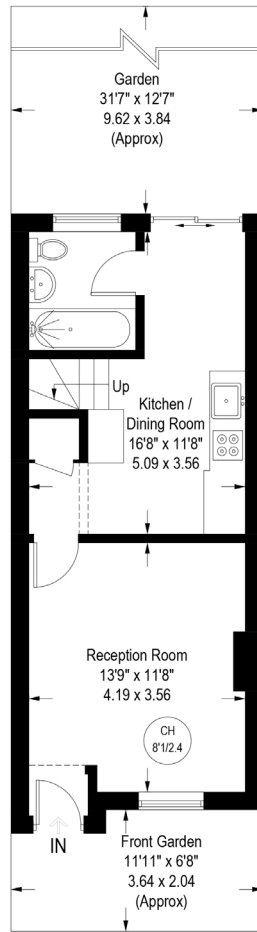
LOCATION

Streatham/Norbury



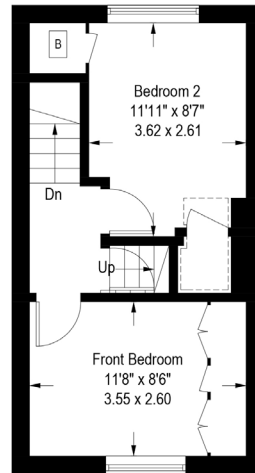
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Approximate Gross Internal Area = 804 sq ft / 74.7 sq m
 Reduced Headroom = 17 sq ft / 1.6 sq m
 Total = 821 sq ft / 76.3 sq m
 External Area = 526 sq ft / 48.9 sq m

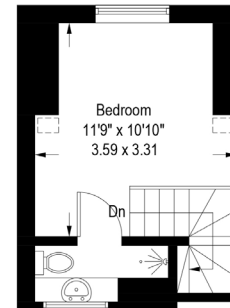


Ground Floor

= Reduced head height below 1.5m



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID982487)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	72	
(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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winkworth.co.uk

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