



Ritherdon Road, SW17

£425,000 *Share of Freehold*

A charming period ground floor apartment, located in a sought-after area.



KEY FEATURES

- Modern Ground Floor Apartment
- Share of Freehold
- Chain Free
- One Double Bedroom, One Bathrooms
- New Kitchen
- Open Plan Reception/Dining Room
- Communal Garden
- 482 sqft.



Tooting

020 8767 5221 | tooting@winkworth.co.uk

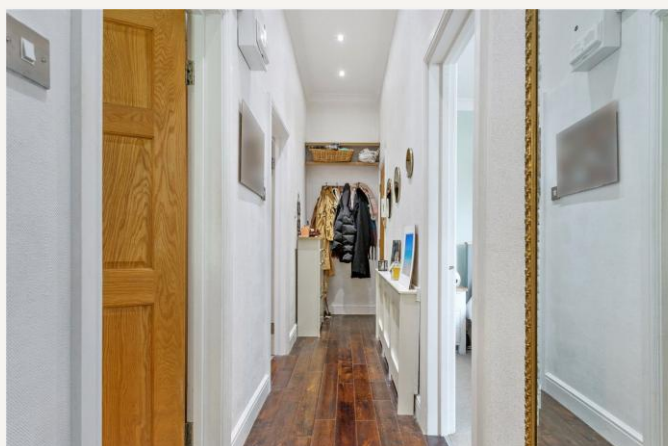
Winkworth

for every step...



Arranged over 482 sqft., this charming apartment boasts a spacious double bedroom, a bright and airy open plan reception/dining room with patio doors leading to the large communal garden, perfect for hosting and entertaining family and friends in the summertime. Adjacent to this is a stylish modern kitchen, and a generous bathroom. The apartment features high ceilings, large windows throughout allowing natural light to flood in. It benefits from its location being in the sought-after Wandsworth area, with the cheapest council tax in the country.

Located in the ever-popular Heaver Estate, Ritherdon Road is close to the open spaces of Tooting Bec Common and is situated equidistant to both Tooting Bec and Balham Tube stations and Balham National Rail. The bustling Balham High Road is nearby, providing a variety of shops, cafes, and restaurants.



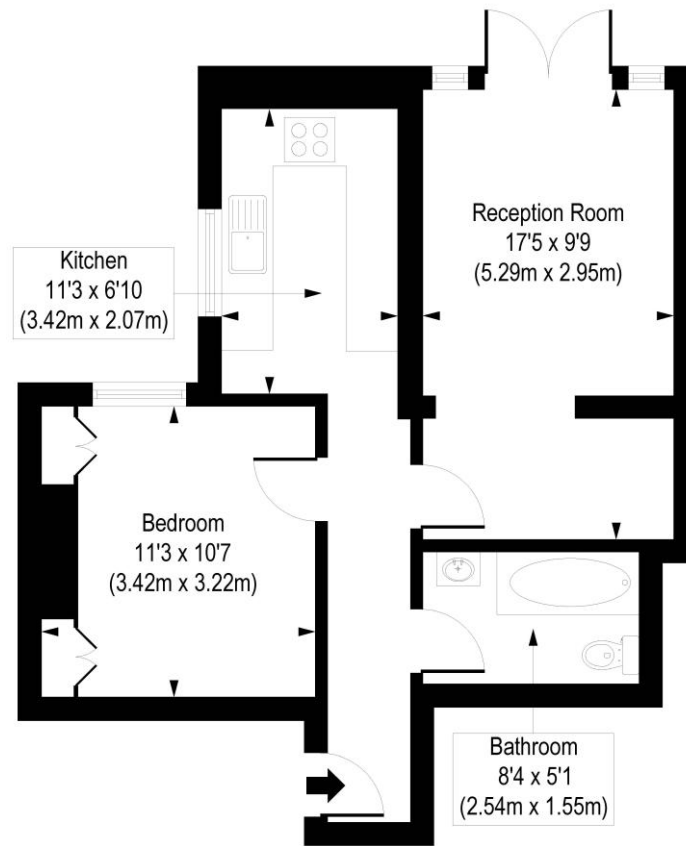
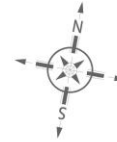


MATERIAL INFO

Tenure: Share of Freehold
Term: 981 years and 4 months
Ground Rent: Peppercorn
Council Tax Band: B
EPC rating: D

Ritherdon Road, SW17

Approx. Gross Internal Floor Area 482 sq. ft / 44.81 sq. m



Ground Floor

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.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Tooting

020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.