Penwortham Road, SW16

4 1 1

£525,000 *Leasehold*

A spacious and characterful three-bedroom split-level period maisonette on the highly sought-after Penwortham Road.

KEY FEATURES

- Period Split-Level Maisonette
- Three Bedrooms
- Spacious 16'5" Reception Room
- Separate Kitchen
- Recently Installed Heritage-Style Double-Glazed Sash Windows
- Recently Decorated Exterior & Communal Areas
- 1,137 Sq. Ft.

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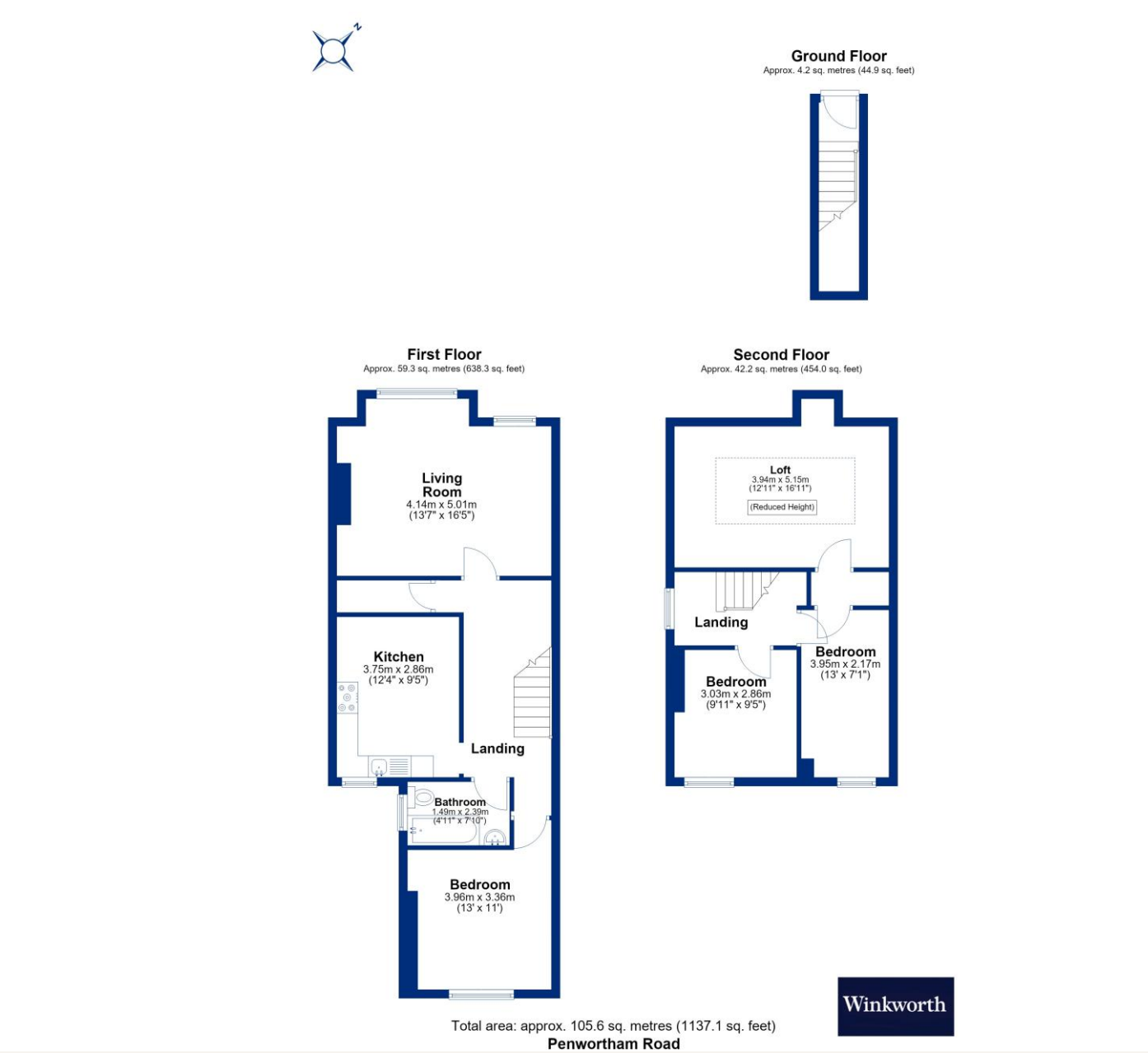
Offering approximately 1,137 sq. ft. of accommodation arranged over the first and second floors, the split-level layout gives the property a wonderful sense of space and the feel of a house rather than a traditional flat. The first floor comprises a generous 16'5" reception room, separate kitchen, family bathroom and double bedroom. Upstairs are two further bedrooms, providing excellent flexibility for family living and working from home. The property further benefits from excellent loft storage space.

The property has been well maintained and recently improved, including heritage-style uPVC double-glazed sash windows and extensive external and communal decoration completed in 2026. Further benefits include a recently extended lease with approximately 171 years remaining, peppercorn ground rent and use of a shared garden. There is also exciting potential to extend into the loft or explore the creation of a roof terrace, subject to the necessary planning permissions and freeholder consent.

Penwortham Road is a particularly popular residential road in Tooting, well positioned for local amenities and transport links. The seller advises that the property is within the catchment areas for both Penwortham Primary School and Graveney School, subject to current admissions criteria. A fantastic family home combining generous proportions, a versatile layout and further potential in a highly desirable Tooting location.



MATERIAL INFO

Tenure: Leasehold
Term: 171 years and 2 months
Service Charge: £522.47 per annum
Ground Rent: Peppercorn
Council Tax Band: C
EPC rating: To be confirmed.

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.

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