



Penwortham Road, London, SW16

£425,000 *Leasehold*



A charming and larger-than-average one-bedroom ground floor conversion flat, beautifully updated by the current owners while retaining an abundance of original period features.

KEY FEATURES

- Period Conversion
- Ground Floor Flat
- 604 Sq. ft
- Large Double bedroom
- Private Rear Garden
- Outbuilding
- Cellar / Utility room



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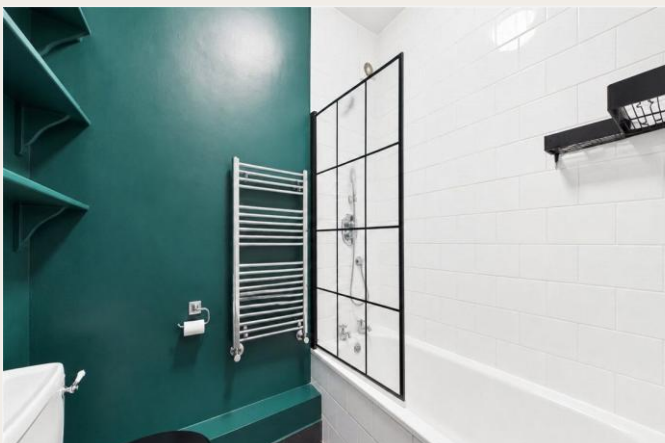


Boasting high ceilings, generous proportions and stylish contemporary finishes throughout, this wonderful home offers a perfect blend of character and modern living.

The property features a stunning double bedroom with stripped wooden floorboards, high ceilings and a gorgeous marble fireplace, creating an elegant and welcoming space. To the rear, a spacious open-plan reception room offers excellent room for both relaxing and entertaining, with newly fitted Crittall-style French doors opening directly onto the beautiful west-facing garden. Between the reception room and kitchen is a delightful snug and dining area, thoughtfully designed with built-in seating to create a cosy and sociable space. This leads through to a well-appointed kitchen, offering both style and practicality.

The property further benefits from a plastered and heated basement, currently utilised as a utility room, providing valuable additional space and storage.

Externally, the property boasts a particularly impressive, mature west-facing rear garden. Offering a wonderful setting for outdoor dining, entertaining and relaxation, the garden provides a peaceful retreat with an abundance of greenery. There is also an outbuilding offering excellent potential to be converted into a home office or studio, subject to any necessary consents. The generous garden also offers potential for further extension, subject to the relevant planning permissions.





Penwortham Road is situated within the highly regarded Furzedown neighbourhood, known for its welcoming community atmosphere and excellent local amenities. The independent cafés, shops, and restaurants of Moyser Road and Tooting High Road are within easy reach, while transport connections are available at Tooting Bec Underground station (Northern Line), Streatham Common and Streatham railway stations, providing convenient access into Central London.

Combining beautiful period character, thoughtfully updated interiors and an exceptional private garden, this charming property offers a rare opportunity to acquire a spacious and distinctive home in one of South West London's most desirable neighbourhoods.

MATERIAL INFO

Tenure: Leasehold
Term: 153 years
Service Charge: £574.28 per annum
Council Tax Band: B
EPC rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	73 C
39-54	E		
21-38	F		
1-20	G		

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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