



Riggindale Road, SW16

£500,000 *Share of Freehold*



KEY FEATURES

- Three-bedroom top floor flat
- Spacious reception room with feature fireplace
- Separate fitted kitchen with gas hob and good storage
- Three bedrooms
- Modern bathroom with metro tiling
- Access to un-demised roof terrace with rooftop views
- Bright and airy interiors with period charm
- Excellent transport links from nearby Streatham & Streatham Common stations

*Lease is currently being renewed by the seller

A bright and spacious three-bedroom flat occupying the top floor of an attractive period conversion on a sought-after residential road. Offering excellent proportions, plenty of natural light, and character features, this home is ideally suited to those looking for generous living space in a prime Streatham location.

The reception room is a highlight of the property — a large, airy space with feature fireplace, ample room for both living and dining, and charming period detailing. A separate kitchen, fitted with gas

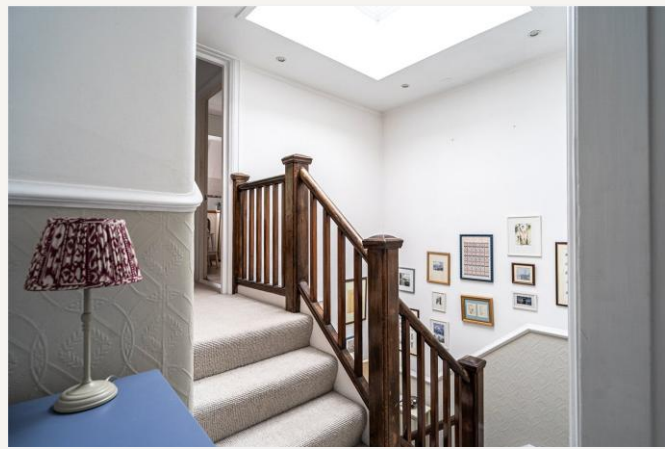
hob, oven and good storage, sits adjacent.

There are three bedrooms: two comfortable doubles and a third small double, currently arranged as a study. This layout provides flexibility for family living, working from home, or guest accommodation. The bathroom is smartly finished with white metro tiles and modern fittings.

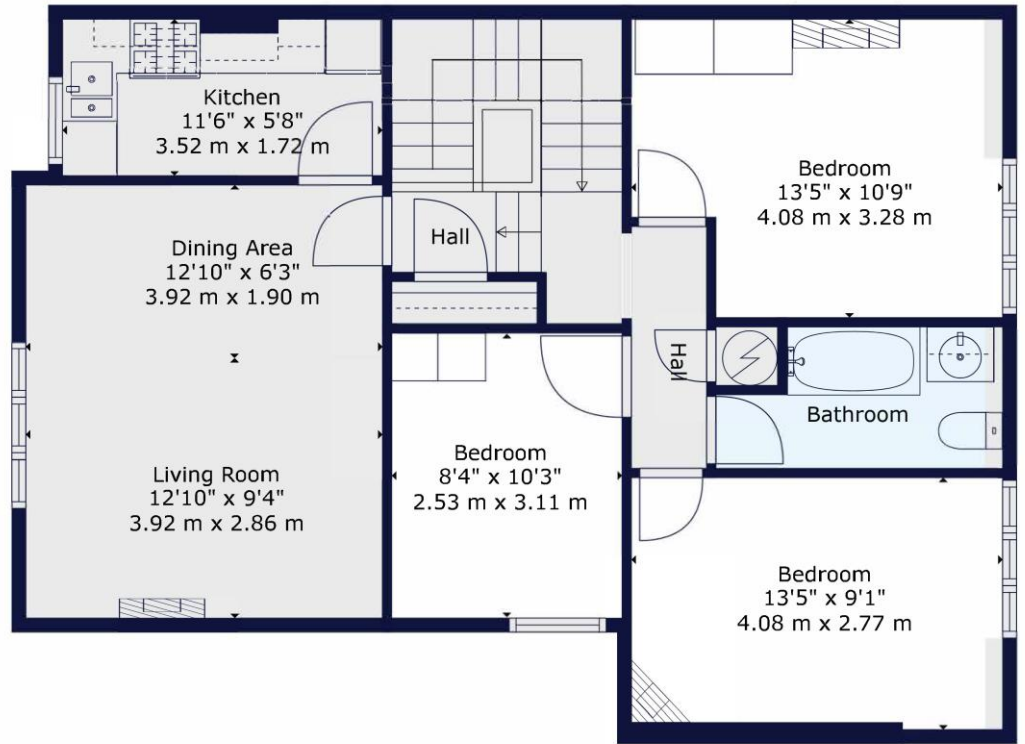
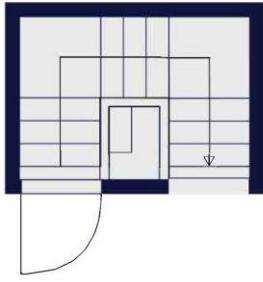
From the bedroom, a hatch leads to a roof terrace area (un-demised), which provides elevated views and an additional outdoor space to enjoy.

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TOTAL: 853 sq. ft, 79.2 m²
 BELOW GROUND: 49 sq. ft, 5 m², FLOOR 2: 767 sq. ft, 71 m²
 LOW CEILING: 37 sq. ft, 3 m²

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Share of Freehold

Term: 998 year and 1 months

Service Charge: £1200 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

EPC rating: D

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