

Riggindale Road, SW16

£1,100,000 FREEHOLD

6	3	3
BEDROOMS	RECEPTIONS	BATHROOMS

KEY FEATURES

01 Freehold building of three flats

02 No onward chain

03 Two bedrooms per flat

04 Rear garden to ground floor

05 Stained glass bay windows

06 Newly refurbished top floor flat

07 Moments from Tooting Bec Common

08 Close to Streatham station

Winkworth Streatham

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THE PROPERTY

This is a handsome period building on one of Streatham's quieter residential roads. It's arranged as three self contained flats and offered together on a single freehold title, with no onward chain. The façade has red brick, tile hung bays and mock Tudor gables, and the arched entrance porch sets the tone for a building that has kept plenty of its original character.

The ground floor flat opens into a hallway that leads first to the principal bedroom. It's a generous double at the front of the house with a wide bay window, stained glass upper panes and a full wall of fitted wardrobes. A second bedroom and a shower room sit off the central hallway. At the rear, a long living room under two skylights fills with natural light, and a glazed door opens straight onto the garden. Next door, the kitchen runs the depth of the extension. It has a side window, a vaulted ceiling and a dining space at the far end, where French doors open onto the terrace and a long lawn bordered with mature planting. On the first floor, the living room is the standout space. It has a broad bay of sash windows with coloured glass, an arched alcove and a period wall light, and looks out over the treetops of the road. The kitchen sits beside it. Two double bedrooms face the rear and look over the gardens, one with built in wardrobes and a dressing recess. A bathroom and a separate WC complete the flat. The top floor flat has just been redecorated and fitted with new carpets throughout, which makes it the freshest of the three. The living and dining room has sloping ceilings, a stained glass dormer window and a skylight, so it feels bright and characterful. An arched opening leads to a modern kitchen with white gloss units, dark worktops, a gas hob and an integrated oven. There are two bedrooms: a well proportioned double with a rear sash window, and a second bedroom under the eaves with a skylight and a cast iron fireplace. A bathroom with its own skylight sits off the hallway. The building also has a cellar.

Riggindale Road is a calm, leafy street close to Tooting Bec Common. The common is one of South London's best loved green spaces and home to the famous Tooting Bec Lido. Streatham station is around a five minute walk away, with Southern and Thameslink services into London Bridge, Blackfriars and the City. Streatham Common and Streatham Hill stations are also within easy reach. The cafés, restaurants, gyms and shops of Streatham High Road are close by, and Balham and Tooting are a short hop away for even more choice. Families are well served too: St Leonard's Church of England Primary School, rated Outstanding, is right at the end of the road.

THE DETAILS

TENURE
Freehold

COUNCIL TAX BAND
Ground Floor: D
First Floor: D
Top Floor: D

EPC RATING
Ground Floor: C
First Floor: C
Top Floor: D

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Approximate total area(1)

230.4 m²

2479 ft²

Reduced headroom

2 m²

22 ft²

(1) Excluding balconies and terraces

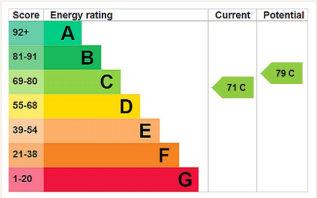
Reduced headroom ····· Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

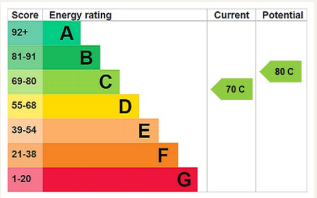
GIRAFFE360

ENERGY PERFORMANCE

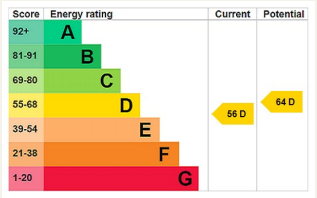
GROUND FLOOR



FIRST FLOOR



TOP FLOOR



VIEWINGS

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