



Ribblesdale Road, SW16

£525,000 *Leasehold*



A characterful and stylishly renovated two-bedroom garden flat situated in a highly sought after enclave of Furzedown.

KEY FEATURES

- Victorian Conversion
- Two Bedrooms
- Ground Floor
- Private Garden
- Leasehold
- Furzedown



Tooting

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This charming flat is arranged across 716 square foot with large a bright open plan kitchen/reception at the rear of the property which has a wonderful blend of period features and modern fittings. The modern kitchen has been finished stylishly to a high standard with eye catching herringbone flooring. A wonderfully mature and low maintenance garden is at the rear and is a beautiful focal point of the flat.

A large master bedroom can be found at the front of the property with built in storage and a large bay fronted window. A modern and ample sized bathroom along with a second bedroom completes the accommodation.

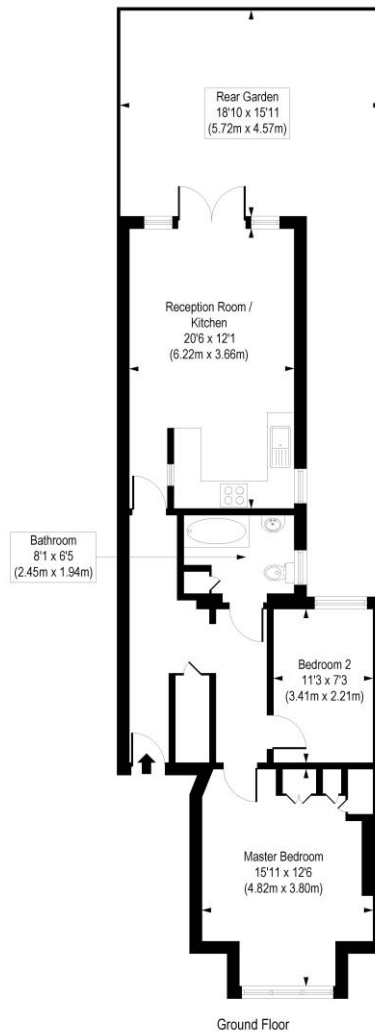




Ribblesdale Road is a charming residential street located in the popular Furzedown area of Streatham, South West London. Known for its strong sense of community and leafy surroundings, the area offers a perfect balance of suburban calm and urban convenience. Residents enjoy access to nearby green spaces such as Tooting Bec Common and Streatham Common, ideal for outdoor activities and relaxation. The road is well connected, with Streatham and Streatham Common stations (0.8 miles) within walking distance, offering quick and easy links to Central London. A variety of local shops, cafes, and other amenities add to the appeal of this highly sought-after location.

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Approx. Gross Internal Floor Area 716 sq. ft / 66.53 sq. m



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.

MATERIAL INFO

Tenure: Leasehold

Term: 113 years and 1 month

Ground Rent: £50 Annually (subject to increase)

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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