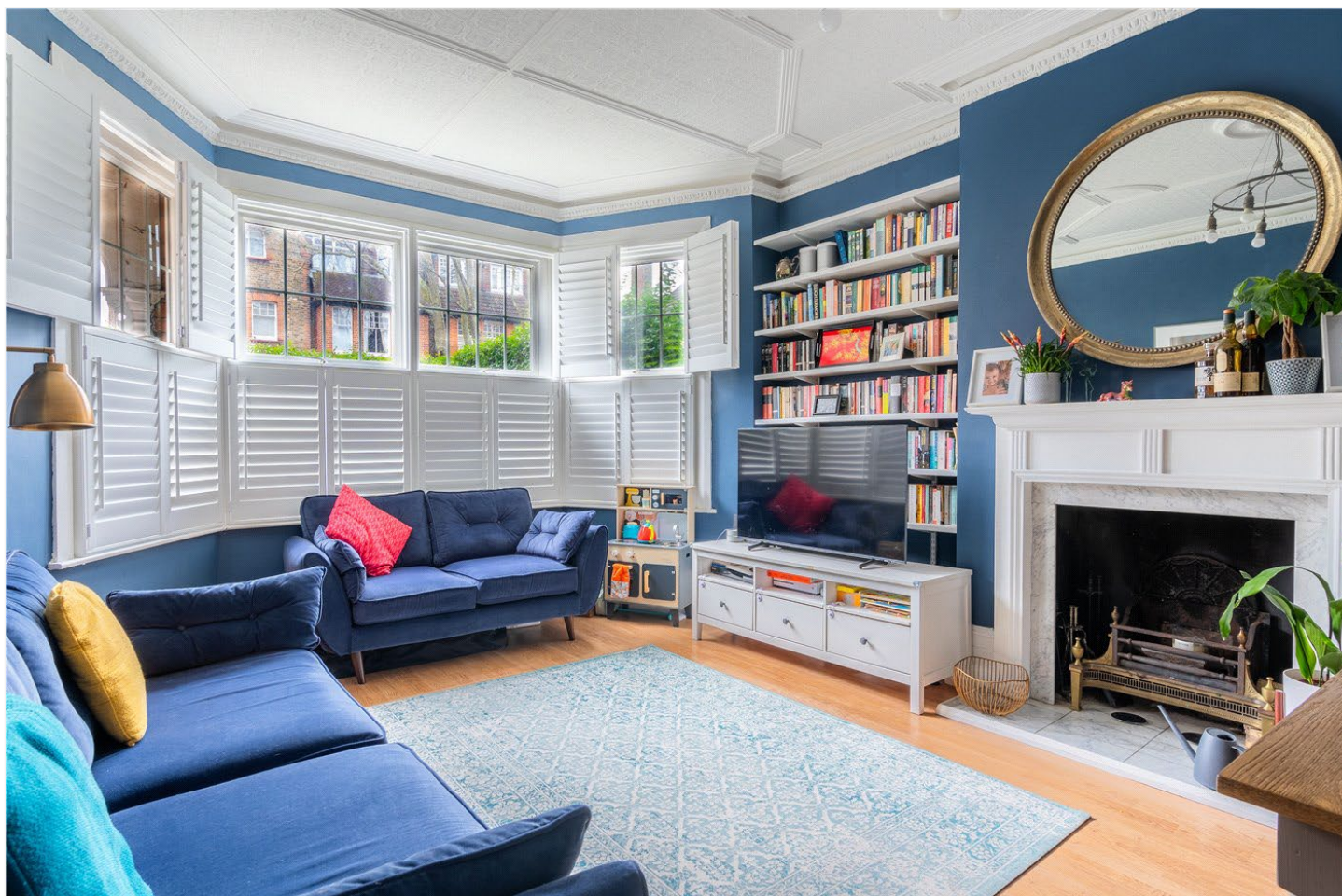




RIGGINDALE ROAD, SW16
OIEO £525,000 SHARE OF FREEHOLD

**ELEGANT VICTORIAN CONVERSION WITH
PRIVATE GARDEN & EXCELLENT TRANSPORT
LINKS BY TOOTING BEC COMMON WITH ITS
ICONIC LIDO**

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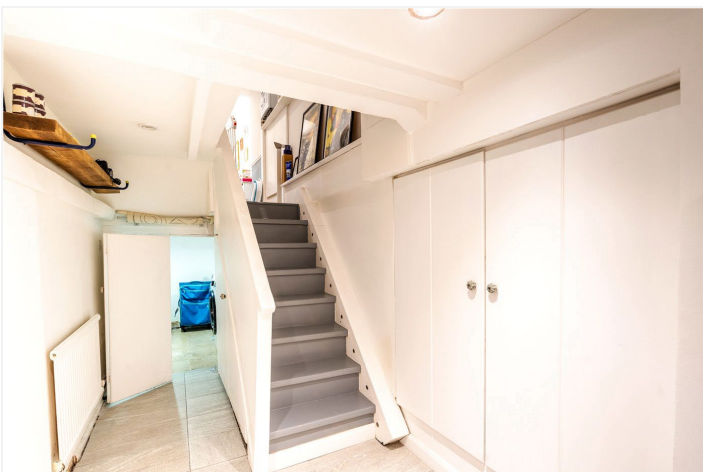


DESCRIPTION:

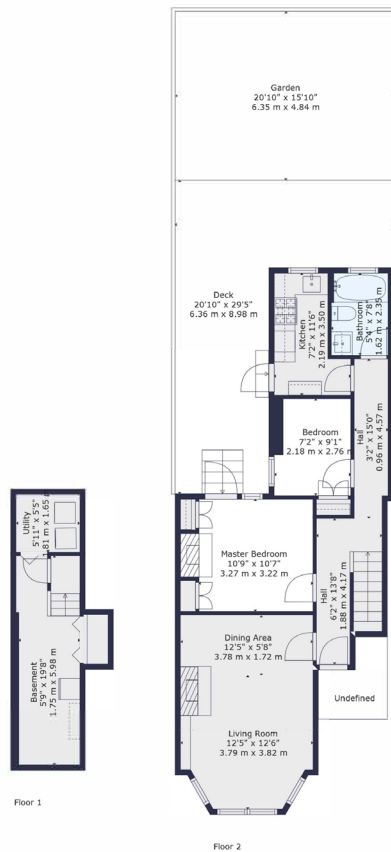
On a quiet, tree-lined residential street adjacent to Tooting Bec Common, this charming two-bedroom apartment offers generous proportions, period character, and a private outdoor retreat. Set within an elegant Victorian conversion, this home blends timeless features with modern convenience in an enviable location.

Stepping inside, the property unfolds into a beautifully bright living space, accentuated by high ceilings, intricate cornicing, and a striking feature fireplace. Large sash windows invite an abundance of natural light, creating a warm and inviting atmosphere. The separate kitchen is thoughtfully designed, offering ample storage, wooden worktops, and a stylish metro-tiled splashback. The principal bedroom is a peaceful sanctuary, with built-in storage and lovely garden views. A second bedroom offers versatility—ideal as a guest room, home office, or nursery. A well-appointed bathroom, finished with contemporary tiling and modern fittings, completes the internal accommodation. The property also benefits from a basement, offering valuable additional storage space and a separate utility area. To the rear, the property boasts a private garden with a generous decked terrace—perfect for alfresco dining or relaxing in the warmer months.

Ideally positioned, Riggingdale Road offers the best of both worlds—a tranquil residential setting with excellent amenities nearby. Tooting Bec Common and the Lido are moments away, while the vibrant hubs of Balham and Streatham provide an array of independent cafés, restaurants, and boutique shops. Exceptional transport links via Streatham (Thameslink) and Tooting Bec (Northern Line) ensure easy access to the City and West End.







TOTAL: 803 sq. ft, 74 m²

FLOOR 1: 133 sq. ft, 12 m², FLOOR 2: 670 sq. ft, 62 m²

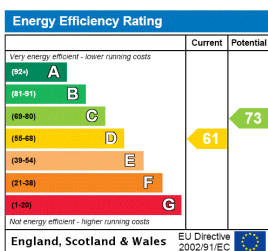
EXCLUDED AREAS: LOW CEILING: 33 sq. ft, 3 m², DECK: 359 sq. ft, 33 m², GARDEN: 331 sq. ft, 31 m²,

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.



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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Share of Freehold

Term: 113 year and 8 months

Service Charge: £336 per annum (subject to increase)

Ground Rent: £30 Annually

Council Tax Band: D

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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