



CLAIRVIEW ROAD, SW16  
£349,950 LEASEHOLD

## A ONE DOUBLE BEDROOM TOP FLOOR FLAT IN THE FURZDOWN AREA

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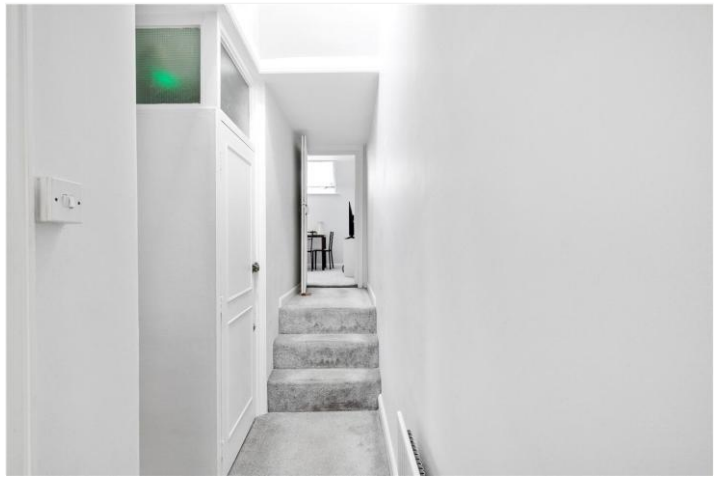


### **DESCRIPTION:**

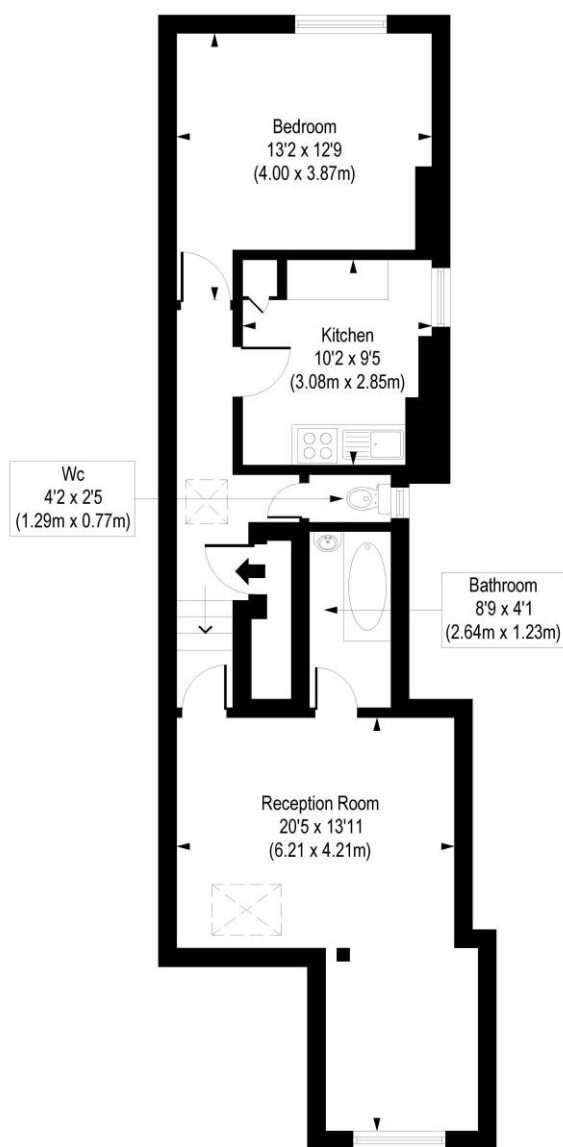
This bright one-bedroom flat offers generous living space and is filled with natural light. The carpeted reception room benefits from a large double-glazed skylight and an additional window, creating a light and airy atmosphere. The kitchen features a range of wall and base units with sleek black countertops, providing ample storage and workspace. The bedroom is also carpeted and includes a double-glazed window, ensuring a comfortable and quiet environment. The bathroom is fitted with a wash hand basin, a bathtub, and tiled splashbacks, while a separate WC adds convenience.

Clairview Road is a treelined street located in the sought-after Furzedown area of South West London. Known for its strong community feel and proximity to Tooting Common, the area offers a perfect blend of suburban calm and city convenience. Residents enjoy easy access to local cafés, independent shops, and well regarded schools, making it popular with both families and professionals. Excellent transport links—Streatham (1.1miles), Streatham Common(1.3miles), and Tooting Bec stations (0.9miles) are all within about a mile—provide fast connections to central London via National Rail and the Northern Line. The surrounding green spaces add to the relaxed and welcoming character of the neighbourhood.

Wandsworth Council Tax Band: B



Approx. Gross Internal Floor Area 592 sq. ft / 54.98 sq. m



## Second Floor

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.

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.

**Energy Efficiency Rating**

Current	Potential
69	69

Very energy efficient - lower running costs

1 (92-100) A

2 (81-91) B

3 (69-80) C

4 (55-68) D

5 (39-54) E

6 (21-38) F

7 (1-10) G

Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive 2002/91/EC

EUROPEAN COMMISSION

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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