



W

## Fawcett Close, SW16

£2,600 per month *Unfurnished*



### KEY FEATURES

- Two double bedrooms and a generous, dual aspect bedroom with room for a superking
- Two bathrooms plus WC
- Bright rear reception
- Separate fitted kitchen
- Spacious lawned garden
- Principal suite, top floor, dual-aspect principal suite
- Available now
- Designated parking space

Tucked in a quiet modern Cul-de-sac, this three storey house offers generous, practical space and a sunny, south-west facing garden. The entrance hall has a guest WC and leads to a separate fitted kitchen at the front. To the rear, a 19ft reception room opens through French doors to a level lawn with patio, ideal for easy indoor to outdoor living.

Upstairs, two comfortable double bedrooms with fitted wardrobes sit alongside a family bathroom. The entire top floor is dedicated to a bright and expansive dual-aspect principal suite, larger than a double, flooded with natural light and boasting glorious views towards Surrey and West London.

There is a designated parking space right outside, a double-shed, and double glazing throughout. Offered unfurnished and available now, the house is well placed for local schools, parks, shops and frequent bus links, with rail connections from nearby Streatham, Tulse Hill and West Norwood stations.

### Streatham

020 8769 6699 | [streatham@winkworth.co.uk](mailto:streatham@winkworth.co.uk)

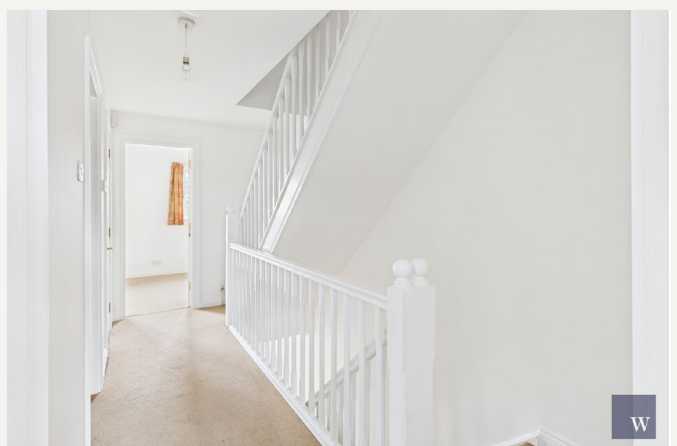
**Winkworth**

for every step...





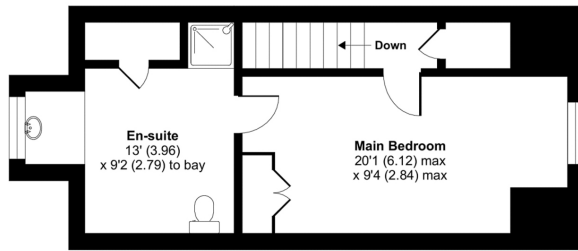




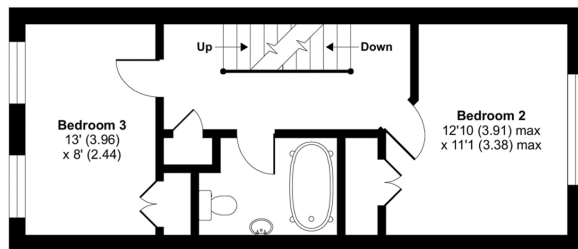
## Fawcett Close, London, SW16

Approximate Area = 1268 sq ft / 117.7 sq m

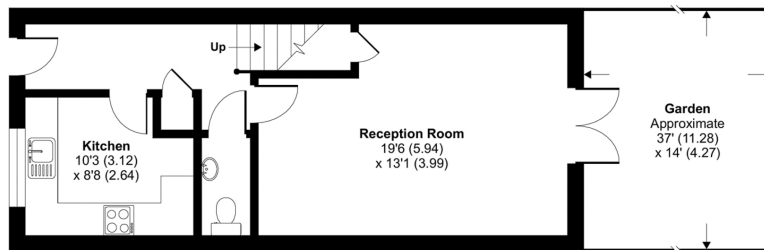
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### MATERIAL INFO

Holding Deposit: £646.15

Security Deposit: £3230.76

Council Tax Band:

EPC rating: C

Streatham

020 8769 6699 | streatham@winkworth.co.uk

**Winkworth**

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.