



AMBLESIDE AVENUE, LONDON, SW16  
£400,000 SHARE OF FREEHOLD

## A PRETTY, DOUBLE & SINGLE-BEDROOM TOP FLOOR VICTORIAN CONVERSION FLAT BY TOOTING BEC COMMON

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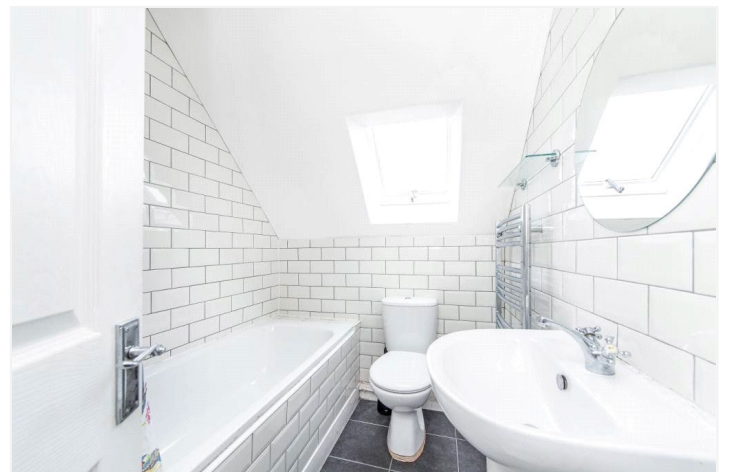


## DESCRIPTION:

This charming and attractively presented top floor conversion flat is set within a handsome, detached Victorian House by Tooting Bec Common. The property benefits from a private rear garden and off-street parking to the front (on a first come first served basis - for residents only). With a bright and spacious interior, we are delighted to offer to let this charming second (top) floor Victorian conversion apartment. The property has rooms on different, galleried levels: there is a bright reception room, a modern white fitted kitchen, a smart white tiled bathroom, a pretty double bedroom and a single bedroom/study. There is also excellent storage into the eaves. There is also a private section of garden which is accessed via the side of the building, perfect for summer entertaining. Located on Ambleside Avenue, close to leafy Tooting Bec Common & Lido, the property is a short hop on the bus down to Tooting Bec tube (Northern Line) or within an easy walk of Streatham station with access to the West End & City (Thameslink).

## AT A GLANCE

- Attractive Detached Victorian House
- Top floor (Second) conversion
- Well-presented interior
- Two bedrooms (double and single)
- Smart bathroom
- Fitted kitchen
- Reception room
- Private section of garden




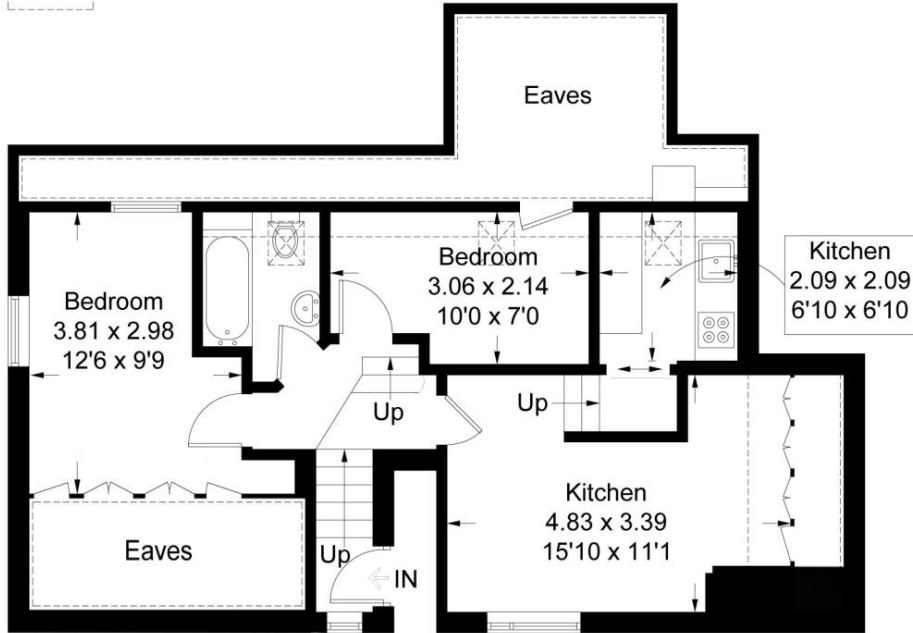


# Ambleside Avenue

Approximate Gross Internal Area = 51.7 sq m / 556 sq ft  
(Excluding Eaves)



 = Reduced headroom below 1.5m / 5'0



## Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID246770)

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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	66
(39-54)	E		
(21-53)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Share of Freehold (158 year approx. remaining)  
**Term:** Expires - 01/02/2182  
**Service Charge:** £900 per annum  
**Ground Rent:** Nil  
**Council Tax Band:** B

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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