



FALLSBROOK ROAD, SW16  
£350,000 OIEO LEASEHOLD

## A ONE DOUBLE BEDROOM GROUND FLOOR GARDEN FLAT

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## DESCRIPTION:

This stylish one-bedroom garden flat features an open-plan layout, seamlessly combining the kitchen, reception, and dining areas with elegant wood flooring throughout. The space extends effortlessly onto a decked garden, perfect for outdoor relaxation. The bright, fully tiled bathroom is fitted with modern fixtures and finishes, while the mezzanine-style bedroom enjoys plenty of natural light and warm wood flooring, creating a cozy yet contemporary feel.

Fallsbrook Road, is a charming residential street in the heart of Streatham, offering a perfect balance of suburban tranquillity and urban convenience. Situated between Streatham Common and Tooting, the area enjoys excellent transport links, with Streatham Common (0.6 miles) and Streatham stations (1.0 miles) providing swift connections to London Victoria, London Bridge, and Clapham Junction. Additionally, Tooting Broadway Station (1.2 miles), served by the Northern Line, is within easy reach, offering direct access to central London and beyond. The neighbourhood boasts a strong sense of community, with a variety of independent cafés, restaurants, and local shops nearby. Residents benefit from easy access to the expansive green spaces of Tooting Bec Common and Streatham Common, both offering walking trails, leisure facilities, and scenic open areas. With well-regarded schools, vibrant local markets, and a diverse range of amenities, Fallsbrook Road is an ideal choice for professionals, families, and first-time buyers seeking a well-connected yet peaceful place to call home.

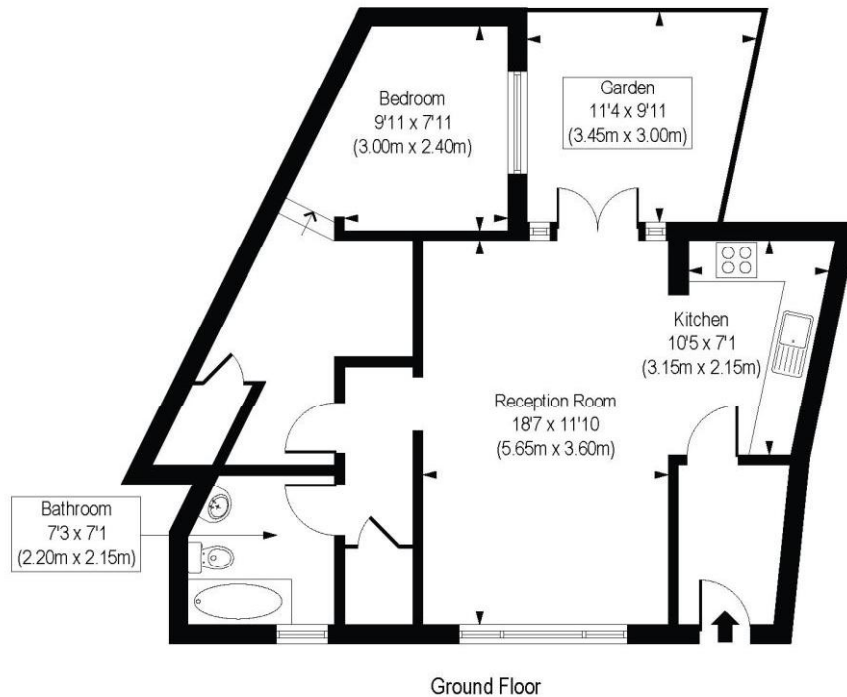
Wandsworth Council Tax Band: C





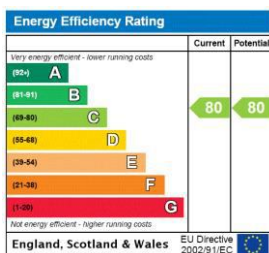
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Approx. Gross Internal Floor Area 627 sq. ft / 58.24 sq. m



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.

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