



Penwortham Road, SW16

£300,000 *Leasehold*



This beautifully presented one-bedroom apartment is located on the first floor of a period conversion, showcasing exquisite decor while retaining many original features.

KEY FEATURES

- Period Property
- Large One Bed Flat
- Natural Light
- Residential Area
- Council Tax: Wandsworth Local Authority - Band B



Tooting

020 8767 5221 | tooting@winkworth.co.uk

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The accommodation comprises a spacious and bright reception room, a separate modern kitchen with gas hob, and a well-proportioned double bedroom with an en-suite bathroom. The apartment offers light and airy living throughout, combining period charm with modern touches.

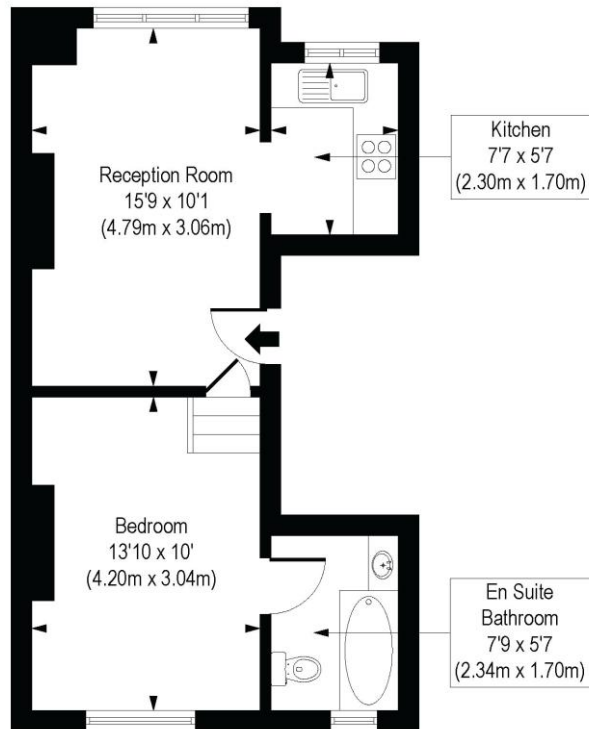
Penwortham Road is ideally positioned for the excellent range of local amenities found along Moyser Road and Tooting High Road, with buses stopping directly outside the property. Streatham Common Station is just half a mile away, providing fast services into Victoria, while Tooting Broadway Underground Station and Tooting mainline station are also within easy reach, offering convenient connections to the City and West End.

The location is particularly well suited to families, with both Penwortham Primary School and Graveney School, rated Outstanding by Ofsted, close by. A wealth of green spaces, shops and everyday amenities are also nearby, making this a fantastic and well-connected home in a popular residential setting.



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Approx. Gross Internal Floor Area 393 sq. ft / 36.55 sq. m



First 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MATERIAL INFO

Tenure: Leasehold

Term: 152 years and 4 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: B

EPC rating: 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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