



FALLSBROOK ROAD, SW16
£375,000 LEASEHOLD

A FIRST FLOOR TWO BEDROOM MAISONETTE WITH OUTDOOR TERRACE SPACE.

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DESCRIPTION:

This bright and spacious two-bedroom first-floor maisonette features an open-plan layout designed for modern living. The reception area benefits from large double-glazed windows and stylish engineered wood flooring throughout, creating a warm and inviting atmosphere.

The contemporary kitchen is fitted with sleek white gloss wall and base units, a tiled splashback, and integrated appliances. Double doors off the kitchen lead to a private terrace—ideal for relaxing or entertaining guests.

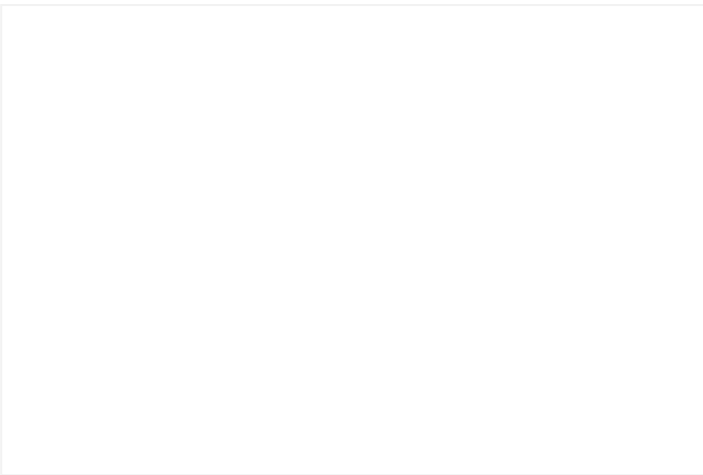
There are two generous double bedrooms. The first bedroom includes engineered wood flooring, a double-glazed window, and a skylight that fills the room with natural light. The master bedroom boasts loft-style ceilings, double-glazed windows, engineered wood flooring, and a walk-in wardrobe for ample storage. The modern bathroom is fully tiled and features a three-piece suite with high-quality fixtures and fittings.

Fallsbrook Road, offers a harmonious blend of community charm and urban convenience. The area boasts a variety of independent shops, cozy cafés, and green spaces, contributing to its vibrant yet relaxed ambiance.

Transport connections are a significant advantage of this location. Streatham Common Station is approximately 0.6 miles away, providing National Rail services that facilitate easy access to central London and beyond. Tooting Station is about 0.8 miles away, and Streatham Station is around 1.0 miles away, offering additional rail options. For Underground services, Tooting Broadway Station on the Northern Line is approximately 1.2 miles away, connecting residents to the wider Tube network.

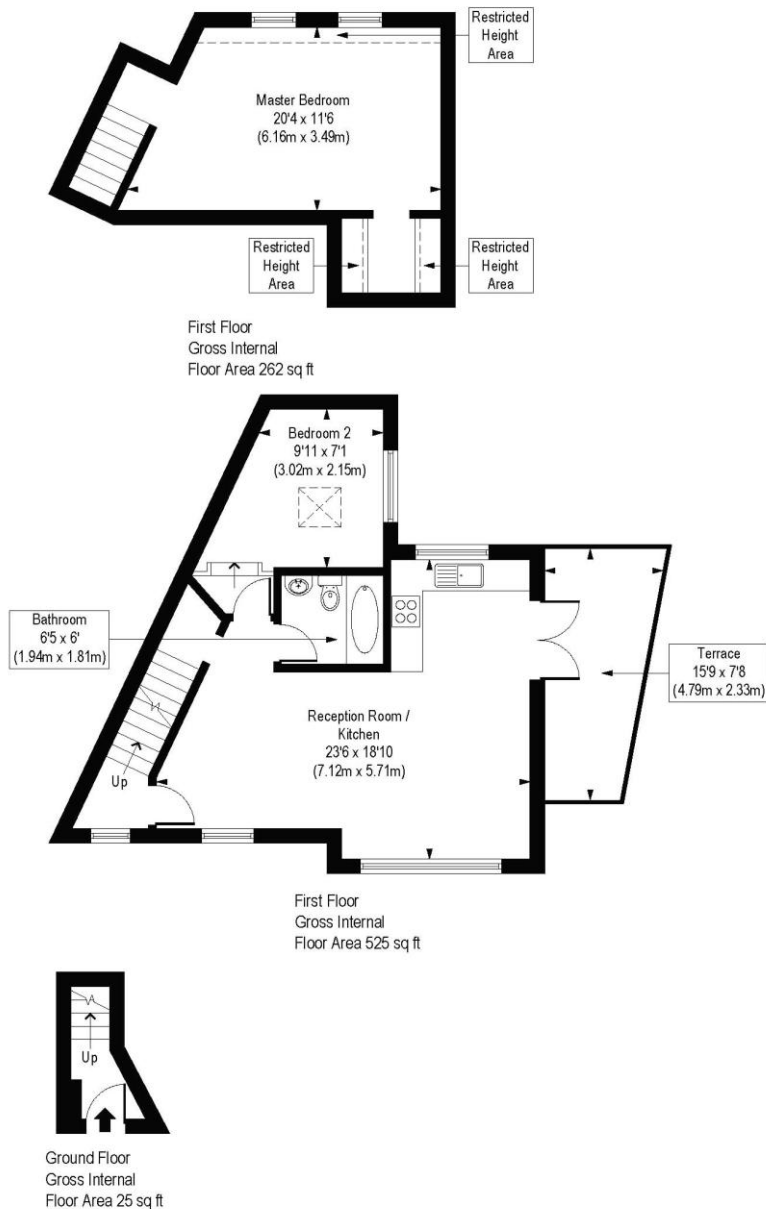
The area is also well-served by numerous bus routes, which provide convenient links to various parts of London.

Wandsworth Council Tax Band: D



Fallsbrook Road, SW16

Approx. Gross Internal Floor Area 811 sq. ft / 75.37 sq. m (Including Restricted Height Area)
Approx. Gross Internal Floor Area 783 sq. ft / 72.74 sq. m (Excluding Restricted Height Area)



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: TBC year and 0 months

Service Charge: TBC £0 per annum

Ground Rent: TBC £0 Annually (subject to increase)

Council Tax Band: 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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