



Thornton Road, SW12

£425,000 *Leasehold*

3  2  1 

#### KEY FEATURES

- Spacious ground-floor apartment
- Four well-proportioned bedrooms
- Modern kitchen with ample storage
- Bright and airy reception room
- Versatile fourth bedroom/dining room
- Private balcony with outdoor space
- Close to Tooting Bec Common
- Excellent transport links nearby

Situated within a well-maintained residential development, this spacious four-bedroom ground-floor flat offers a fantastic balance of period charm and modern living. With a private balcony and a prime location equidistant between Balham, Streatham Hill, and Clapham South, this home is perfectly positioned for excellent transport links and vibrant local amenities.

The entrance hallway leads to a bright and airy reception room, ideal for relaxing, while the versatile fourth bedroom, currently used as a dining room, offers additional flexibility. The modern kitchen is fitted with sleek cabinetry, integrated appliances, and generous worktop space.

Four well-proportioned bedrooms provide adaptable accommodation, complemented by a contemporary family bathroom. A private balcony extends the living space, creating an outdoor retreat.

Located moments from Tooting Bec Common, with excellent transport links via Balham (Northern Line & National Rail), Streatham Hill (Southern Rail), and Clapham South (Northern Line), this property is perfectly suited for those seeking a well-connected and spacious London home.

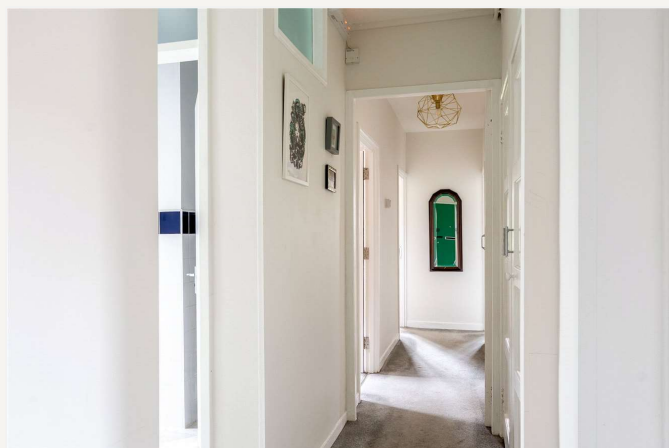
Agents note: The seller is currently in the process of extending the lease by a further 90 years bringing the lease upto 180 years.

**Streatham**

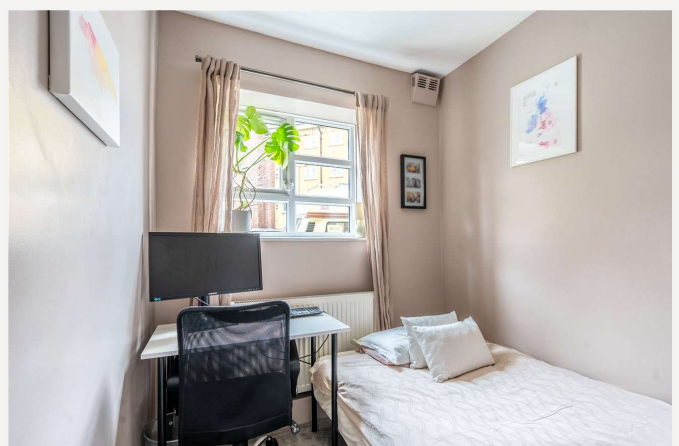
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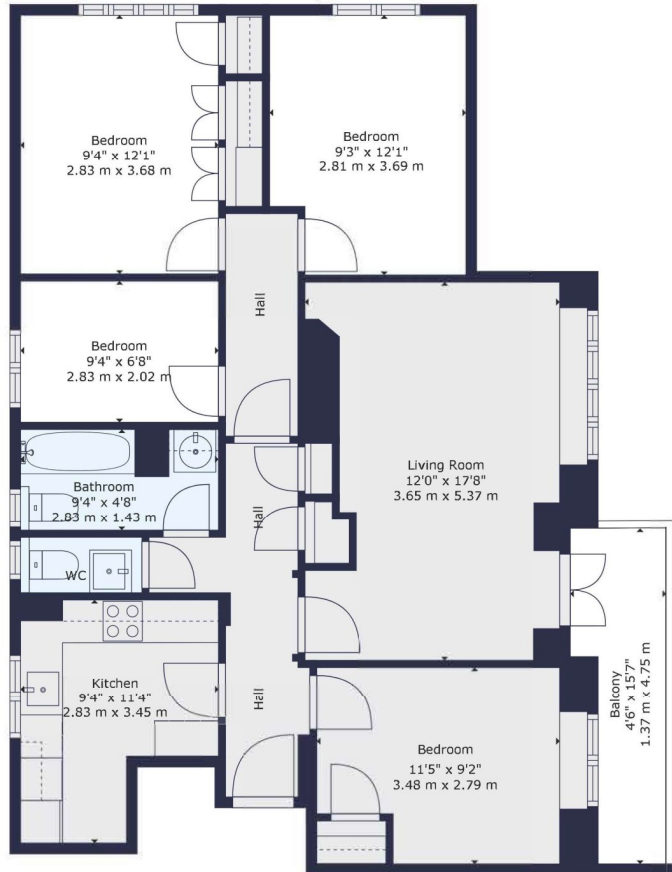
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**TOTAL: 935 sq. ft, 87 m<sup>2</sup>**  
**FLOOR 1: 935 sq. ft, 87 m<sup>2</sup>**  
**EXCLUDED AREAS: BALCONY: 58 sq. ft, 5 m<sup>2</sup>**

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All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 180 year and 2 months

**Service Charge:** £3517.58 per annum

**Ground Rent:** £ 10 Annually (subject to increase)

**Council Tax Band:** C

**EPC rating:** D

**Streatham**

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