



RIGGINDALE ROAD, SW16
£2,250 PCM / £519.23 PW* UNFURNISHED





RIGGINDALE ROAD, SW16

We are delighted to present to let this stylish split-level apartment offering 1,138 Sq. ft of living space with a private garden and a separate, substantial 183 Sq. Ft. (Approx.) studio outbuilding, perfect as a work from home space. The property is set within a semi-detached Victorian house and has a modern, refurbished interior close to Tooting Bec Common and its Lido.

Available exclusively through Winkworth, we are delighted to present this characterful split-level garden apartment set within an attractive semi-detached late Victorian house. The accommodation opens onto the large, bright reception space with wooden flooring and large windows with plantation shutters. The eat-in kitchen has masses of fitted units and is equipped with all the usual appliances including a double oven and a dishwasher. The private garden (which can be separately accessed from the side of the house) gives a calm space to enjoy plenty of peace and quiet and can be used to dine/entertain outdoors when the weather permits. There is also the benefit of 17ft. studio space which can be used for ample storage or as an office/study.

On the first floor, there are two spacious double bedrooms which are set to the front and the rear of this property and are both well-proportioned. The principal bedroom benefits from having a walk-in dressing area with fitted wardrobes and the second double bedroom also benefits from fitted wardrobes. The smart bathroom has a bathtub with a shower overhead, a wash hand basin and a WC.

Riggindale Road is a quiet, tree-lined residential street of mainly Victorian houses and conversion apartments by Tooting Bec Common and the Lido. The nearest transport is from Streatham station (Thameslink) or Tooting Bec tube (Northern Line) with speedy links to the City and West End. There are many excellent local amenities, pubs, restaurants and shops nearby in either Balham or on the Streatham High Road which also has a modern leisure centre including an Ice Rink. This property has been stylishly decorated and well maintained by the current owner and is available from the 26th of November 2022 on an unfurnished basis.



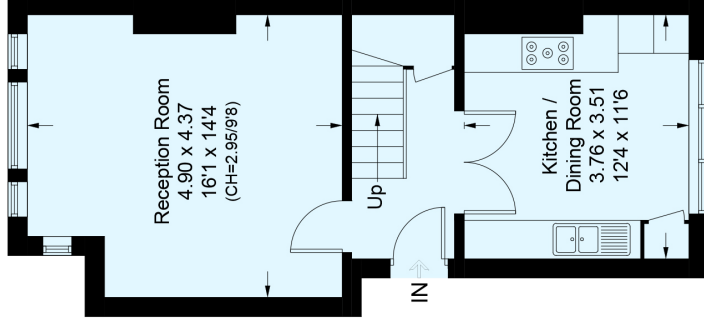
LOCATION

Streatham, by Tooting Bec Common

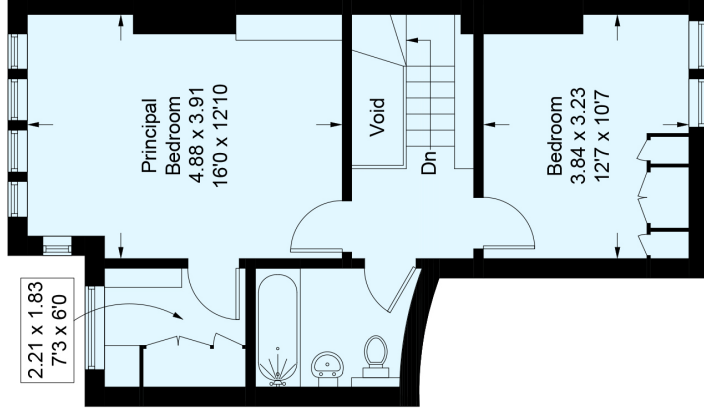


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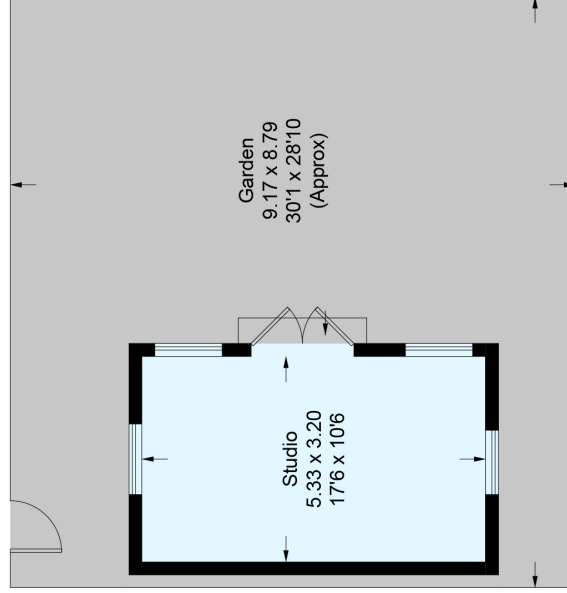
Approximate Floor Area = 88.5 sq m / 953 sq ft (Excluding Void)
 Studio = 17.2 sq m / 185 sq ft
 Total = 105.7 sq m / 1138 sq ft
 Including Limited Use Area (1.9 sq m / 20 sq ft)



Upper Ground Floor
42.0 sq m / 452 sq ft



First Floor
46.4 sq m / 499 sq ft



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID818123)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(61-80)	C		
(51-60)	D		
(31-50)	E		
(11-30)	F		
Not energy efficient - higher running costs	G		
		77	77

England, Scotland & Wales EU Directive 2002/91/EC

