



RYDAL ROAD, SW16
£300,000 SHARE OF FREEHOLD

A BRIGHT AND AIRY FIRST FLOOR, ONE DOUBLE BEDROOM VICTORIAN CONVERSION FLAT BY TOOTING BEC COMMON

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DESCRIPTION:

We are delighted to offer to for sale this charming apartment situated on the first floor of a Victorian link-detached house. The property comprises of a lovely, bright reception room, and separate fitted galley kitchen equipped with the usual appliances and ample wall and base units for storage. There is a modern bathroom with a bathtub with a shower overhead, a sink and a WC. The double bedroom is well proportioned and benefits from fitted storage cupboards. Rydal Road is a quiet and pretty tree-lined residential road consisting of mainly late Victorian and Edwardian houses by Tooting Bec Common with its Lido and near the bustling Streatham High Road. It is close to both good local schools, amenities at Streatham and Tooting and easy transport into 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.

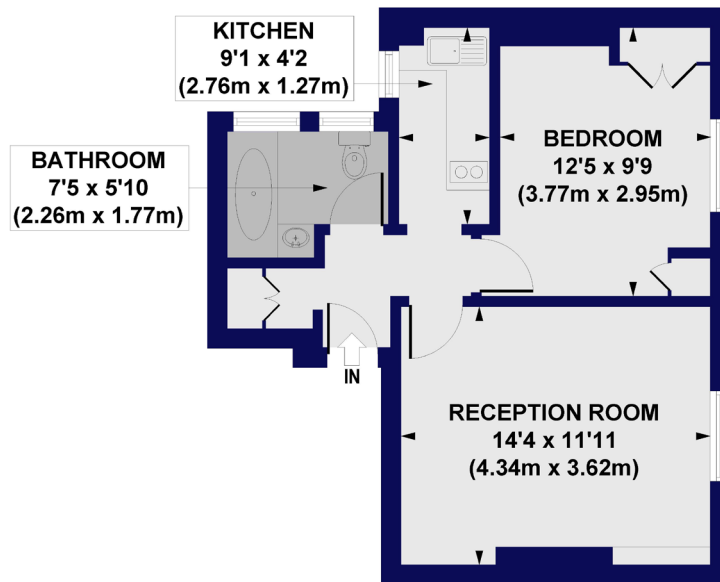
AT A GLANCE

- First-floor Victorian apartment
- Bright reception room
- Fitted 'galley style' kitchen
- Modern bathroom
- Well-proportioned double bedroom
- Large windows for natural light
- Quiet tree-lined residential road





Rydal Road, SW16
 Approx. Gross Internal Floor Area 429 sq. ft / 39.81 sq. m



FIRST FLOOR

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 CP Creative. 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.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Share of Freehold
Term: Expires - 02/11/2978
Service Charge: £900 per annum, service charge is £75/month each, which is paid into a sinking fund for things like communal repairs and buildings insurance.
Council Tax Band: C
 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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