



WELHAM ROAD, SW16
£650,000 LEASEHOLD

AN EXCEPTIONAL EXTENDED AND COMPLETELY RENOVATED FOUR-BEDROOM PERIOD MAISONETTE

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DESCRIPTION:

An exceptional extended and completely renovated four-bedroom period maisonette. Offering accommodation arranged over two floors the property has been meticulously renovated to the highest standard offering three double bedrooms and a single room. The property also boasts a beautiful family bathroom on the first floor and a shower room can be found on the second floor. A wonderful contemporary kitchen/dining room with built in Siemens appliances that has wonderful, vaulted ceilings and ample storage. To the front of the property is a gorgeous separate reception room with an original fireplace. To the rear of the property stairs lead down to a well-maintained garden.

Welham Road is situated within the highly acclaimed Furzedown location. A wide range of local amenities can be found within easy reach on Moyser Road and Tooting High Road. Transport links are found a short walk away at Tooting Bec Underground (Northern Line), Streatham Common (providing access to London Bridge, Victoria and Clapham Junction), and Streatham Overground Station (providing Thames Link services). Welham Road has the added benefit of being within walking distance of excellent primary and secondary schools.



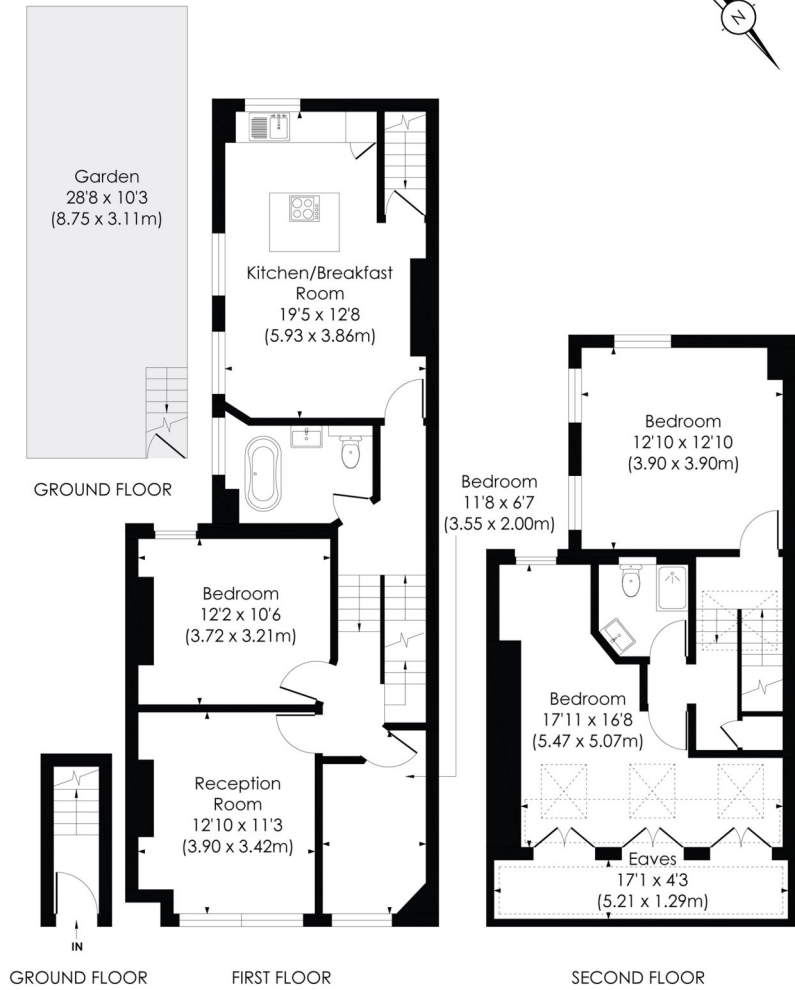


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Approx. Gross Internal Floor Area

1368 Sq. ft/127.08 Sq. m

Including Eaves



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	83
(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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