

THE COACH HOUSE, ALDRINGTON ROAD, SW16
£595,000 LEASEHOLD

STUNNING THREE-BEDROOM APARTMENT WITH PRIVATE GARDEN IN SOUGHT-AFTER SW16 LOCATION

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DESCRIPTION:

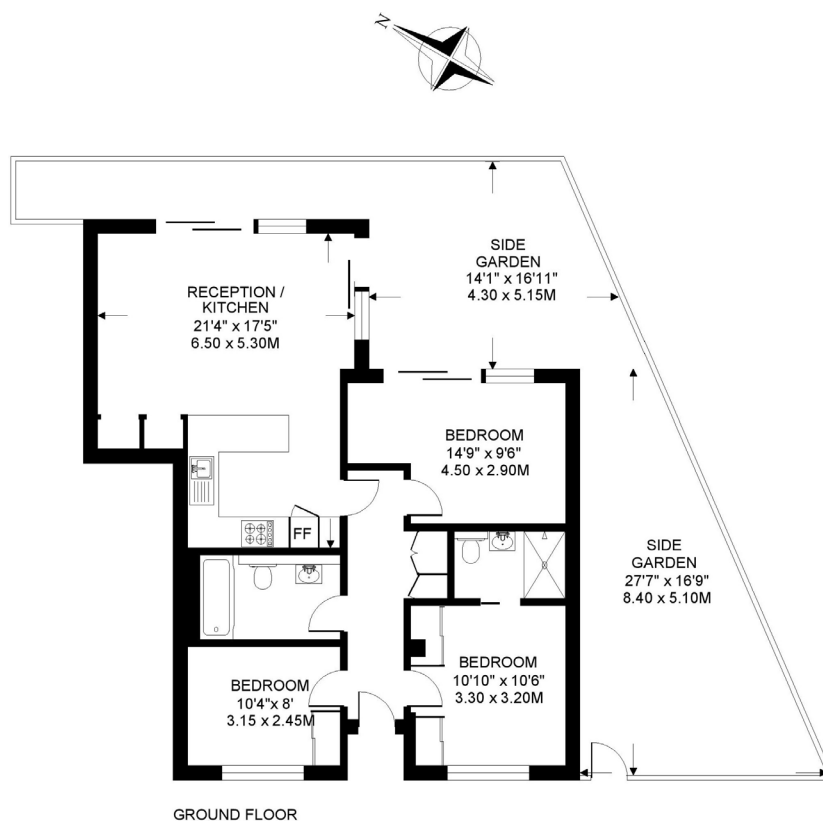
Discover the elegance of Flat 2 at The Coach House, a meticulously designed three-bedroom ground-floor apartment. The heart of the home is the expansive open-plan living and dining area, showcasing modern finishes and a well-equipped kitchen featuring Bosch appliances. The three generously proportioned bedrooms include a luxurious primary suite with an en-suite bathroom. A second contemporary bathroom ensures comfort and convenience for family or guests. Step outside into your private garden, a perfect sanctuary for outdoor entertaining or quiet moments of relaxation. Situated within a boutique development in the vibrant borough of Wandsworth, The Coach House combines contemporary living with excellent connectivity. Streatham Common Station, just a 12-minute walk away, provides swift access to Clapham Junction, Victoria, and London Bridge.

Please note: Images are CGI for illustrative purposes, and photos will be added at a later stage.



Flat 2

3 bedroom 2 bathroom, 851 SQ FT/ 79 SQ M



PLAN PRODUCED PRIOR TO COMPLETION
OF BUILDING WORKS SOME ASPECTS MAY CHANGE

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This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 998 year and 7 months

Service Charge: £1776.83 per annum

Council Tax Band: TBC

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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